

# TO LET



**NEW UNITS AT FARADAY CLOSE, HARWORTH,  
DONCASTER, SOUTH YORKSHIRE, DN11 8RU**

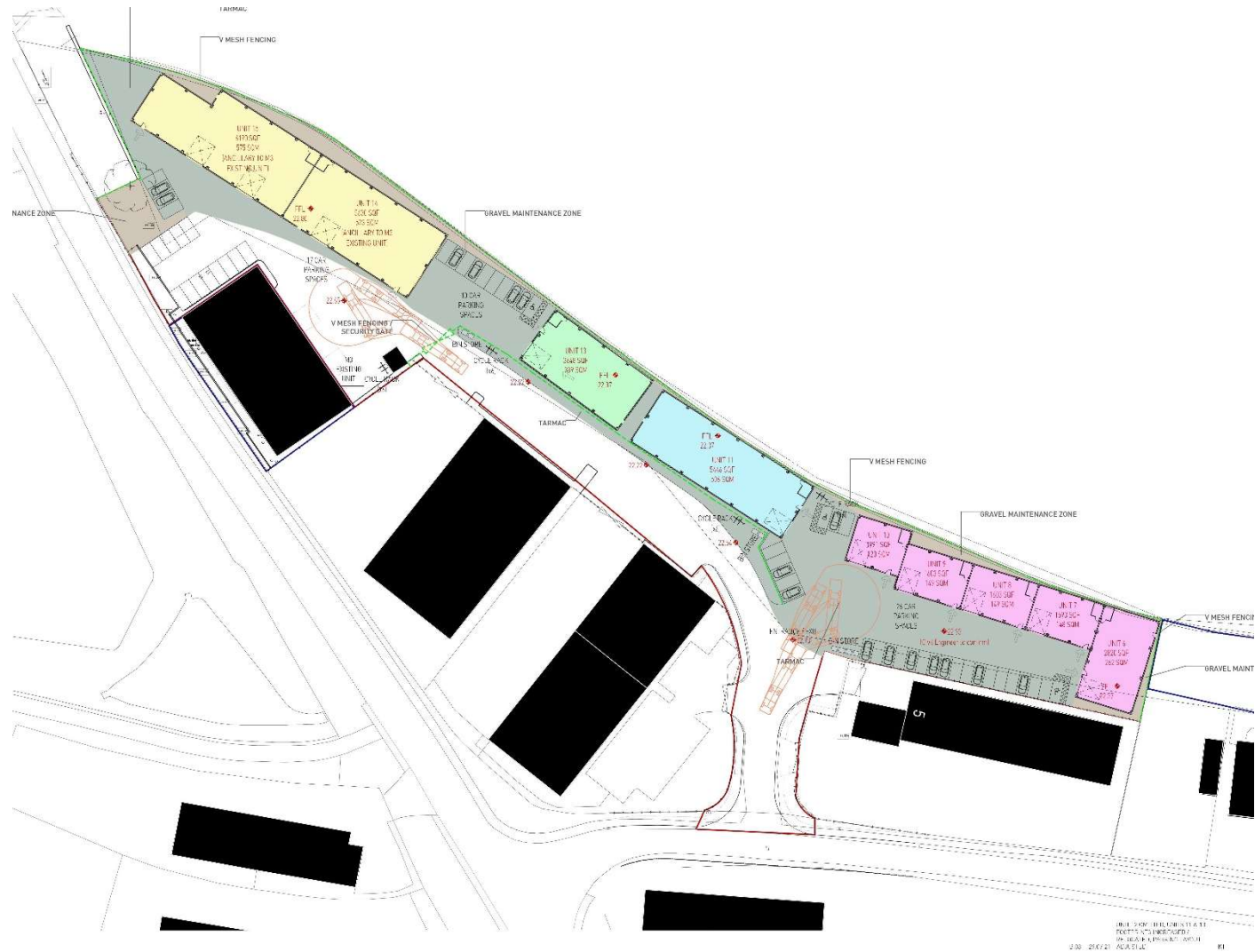
- Brand new trade / industrial units
- 1,291 sq ft to 5,446 sq ft
- Pre lets available immediately
- Occupation from Q3 2023
- Easy access to J34 of the A1

# TO LET – BRAND NEW, HIGH QUALITY INDUSTRIAL UNITS

## Property Summary

Seven brand new, high quality industrial units available on a pre let basis, for occupation from Q3 2023

- Units ranging from 1,291 sq ft to 5,446 sq ft
- Potential to combine units up to 14,356 sq ft
- Established industrial / trade location
- Nearby occupiers include Howden's & Screwfix
- Suit a range of industrial, warehouse and trade uses
- High min eaves of 6.4m with a max of 7.81m
- Excellent road links to J34 of the A1 only 1.5 miles away
- Occupation from Q3 2023.
- Pre lets available
- Rent on application



## Contact

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## Location

This modern industrial estate is located approx. 1.5 miles to the south east of J34 of the A1(M) motorway.

The closest intersection of the M18 is approximately 10 miles south of Doncaster city centre at Junction 2. The estate sits within the well established Harworth Colliery and Harworth Park Industrial Estate area.

Nearby occupiers include Screwfix, Howdens, Currys GXO Campus, as well as the new logistics park at Tritax Symmerty Blyth.

Approximate Distances:

- A1 (M) J34 – 1.5 miles (2 mins)
- M18 J2 - 9 miles (10 mins)
- Harworth- 1.5 miles (4mins)
- Doncaster - 10 miles (12 mins)
- Worksop - 8 miles (15 mins)



SATNAV: DN11 8RU

whatthreeords: [///stand.operation.saga](http://stand.operation.saga)

## Description

- Open plan warehouse / industrial space
- Modern design
- 3-phase power supply (70 kva per unit)
- Electric roller shutter door
- Attractive glazed frontage
- Enabled w/c & kitchenette
- Designated car parking
- Min eaves 6.40m
- Eaves to the apex 7.78m

Plans are available upon request.

We consider the units suitable for a range of industrial, storage and trade uses.

## Accommodation

The following units are available separately or combined:

Unit	Sq M	Sq Ft	Status
6	248	2,669	Available
7	148	1,593	Available
8	149	1,604	Available
9	149	1,604	Available
10	120	1,292	Available
11	512	5,511	Available
13	341	3,670	Under Offer
14	523	5,630	LET
15	575	6,189	LET
<b>Total</b>	<b>2765</b>	<b>29,762</b>	

Available for occupation from Q3 to Q4 2023.

## Lease Terms

The property is available to lease on FRI terms to be agreed however a minimum term of 5 years is envisaged. Pre lets are available.

## Asking Rent

Available upon application. Please contact the agent.



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## Services

Mains water, drainage and 3-phase electricity are connected to the property. Each unit has 70 kva.

## Business Rates

The properties are yet to be assessed. We expect that qualifying occupiers will benefit from 100% Rates Relief on most units.

## EPC

To be provided upon completion of the build.

## Anti Money Laundering

Tenants are required to comply with Anti Money Laundering Regulations.

## VAT

Rents are quoted exclusive but may be subject to VAT.

## Viewings

By appointment with the Sole Agent.

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