

MODERN INDUSTRIAL UNIT TO LET.

UNIT 10 • SNAPE LANE • HARWORTH •
DONCASTER • DN11 8SP



- Modern Industrial / Warehouse Unit
- 2,430 Sq Ft (225.75 Sq M)
- Easy Access To J34 Of The A1

- Suit Various Uses
- Fenced & Gated Site With Compound
- Useful Office Area





LOCATION

The unit is located on Snape Lane approx. 1.5 miles to the southeast 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 unit sits within the well-established Harworth Colliery and Harworth Park Industrial Estate area.

DESCRIPTION

Modern, well located warehouse / industrial unit which benefits from the below specification:

- Electric loading door
- 3 phase power supply
- Concrete yard & parking areas
- W/C & kitchenette
- Modern open plan office
- Useful mezzanine area
- Open plan warehouse / workshop floor
- Polished concrete floor

ACCOMMODATION

Unit 10: 2,430 Sq Ft (225.75 Sq M)
Plus a mezz of 764 Sq Ft

TERMS

The property is available to let on terms to be agreed however a minimum of 5 years is preferred.



SAT NAV: DN11 8SP



RATTY.NATIVELY.CONTINUES

ASKING RENT

£22,000 per annum exclusive

BUSINESS RATES

Rateable Value: £15,000

Please note this is not the rates payable.

VAT

Rent is quoted exclusive but may be subject to VAT.



SERVICES

Mains water, drainage & 3 phase power will be connected to the property.

AML

Tenants will have to supply information to comply with Anti Money Laundering Regulations.

EPC

Rating: A new one has been instructed, previously D.



VIEWINGS

By appointment with the Sole Agents below:

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