

# TO LET



**OPEN STORAGE LAND, LORDS WOOD ROAD,  
HARWORTH, DONCASTER, DN11 8BZ**

- Open Storage Land & Buildings
- 2.1 Acres
- Close to J34 of the A1 (M)
- Established Location Near Amazon
- Fenced & Serviced



## Location

The property is situated within the popular Harworth Industrial Estate which is located approx. 1.5 miles to the southeast of J34 of the A1(M) motorway at Blyth Services.

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.

Neary occupiers include Screwfix, Howdens, Amazon, Currys GXO Campus, as well as the new logistics park at Symmetry Park which is home to a new B&Q distribution warehouse.

The property is well located to take advantage of the regions motorway network.

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)

## Description

The site offers secure open land storage with access gates, a fenced yard, electricity and water supply, a toilet block, and a hardcore surface.

This excellent space is ideal for logistics operations and provides 24/7 access. Suitable for a range of open storage and logistics uses.

## Accommodation

2.1 acres

## Asking Rent

The asking rent is £100,000 per annum exclusive.

## Services

Mains water & 3-phase power supply are connected.

## Business Rates

Please contact the agents for details.

## Anti Money Laundering

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

## VAT

Rent is quoted exclusive but may be subject to VAT.

## Viewings

By appointment with the agents below:

Ben Flint

E: [ben@flintrealestate.co.uk](mailto:ben@flintrealestate.co.uk)

T: 01302 639838 / 07494735001

Alexandra De Freitas

E: [alexandra@flintrealestate.co.uk](mailto:alexandra@flintrealestate.co.uk)

T: 01302 639838 / 07538 844869



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