

# MODERN INDUSTRIAL UNIT TO LET.

UNIT D2A • BRYANS CLOSE • HARWORTH •  
DONCASTER • DN11 8RY



- Modern Warehouse With Offices
- Shared Yard & Parking For 9 Cars

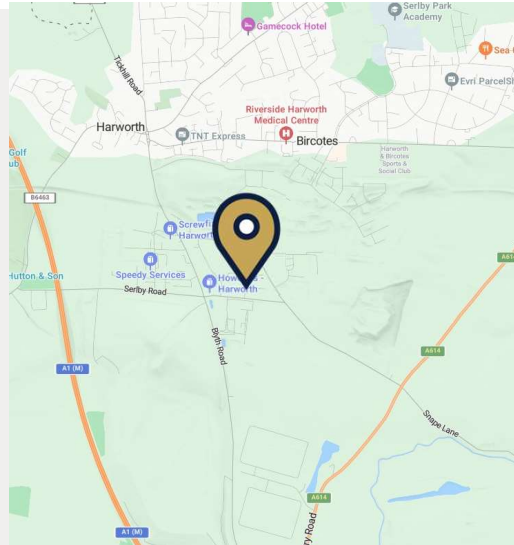
- 1.5 Miles From Junction 34 Of The A1(M)
- Ideal For A Range Of Industrial Uses
- Total GIA : 469 Sq M (5,048 Sq Ft)





## LOCATION

This property is perfectly positioned within Harworth Industrial Estate, home to businesses such as Howdens Joinery and Screwfix. Just 1.5 miles from Junction 34 of the A1(M), it offers excellent connectivity with quick access to the M18, which is only 10 miles to the north..



## DESCRIPTION

The property comprises an industrial unit with a ground level roller shutter/loading door and offices on the ground floor. The Unit also benefits from the following specification:

- Warehouse & mezzanine
- Separate offices
- High quality open plan unit
- Kitchenette
- Useful mezzanine
- Security fencing and gated access
- Designated parking for 9 vehicles
- 3-phase power supply

## ACCOMMODATION

Warehouse: 394 Sq M (4,241 Sq Ft)

Offices: 75 Sq M (807 Sq Ft)

Total GIA : 469 Sq M (5,048 Sq Ft)

Plus a Mezzanine of 158 Sq M(1,698 Sq Ft)



SAT NAV: DN11 8RY



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## RENT & TERMS

Asking rent is £35,000 per annum exclusive on terms to be agreed.

## BUSINESS RATES

Ratable Value: £38,250

Please note this is not the rates payable.

## VAT

Rent is quoted exclusive but may be subject to VAT.

## SERVICES

Mains water and electricity and 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: D (78)



## VIEWINGS

By appointment with the Sole Agents below:

**Ben Flint**

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