

# INDUSTRIAL DESIGN & BUILD OPPORTUNITY

# FOR SALE.

PLOTS A5 & A6 • LORDS WOOD ROAD • HARWORTH • DONCASTER • DN11 8BZ



## Plot A8 Dawson Vehicle Hire

- 7,200 Sq M (77,500 Sq Ft) on 3.68 Acres
- Service Yards
- Excellent Access to J34 of the A1

- Design and Build Opportunity
- Dock Loading Doors
- Price on Application



No. | DATE  
TERRY  
TA  
THIS DRAW  
ANYONE U  
WRITTEN I  
THE TERR  
CONTRAC

U S C L O S E



## LOCATION

The site 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.

### 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

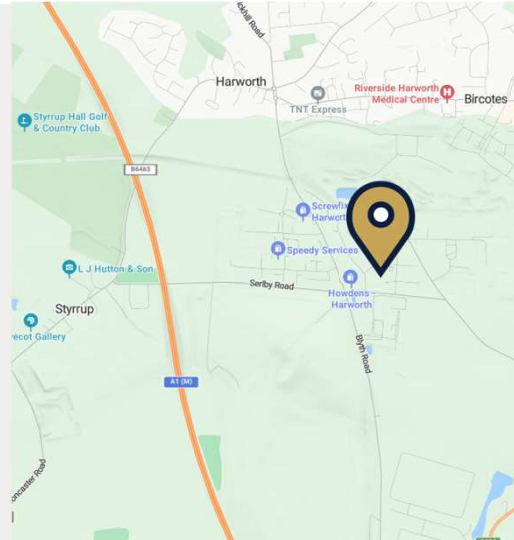
Warehouse / industrial design and build opportunity, with the potential to create up to 75,000 sq ft of E (G)/B2/B8 space.

The space will provide two 25m turning circles in the yard suitable for HGV turning, loading docks and loading door access, along with office and staff facilities.

Final design and specification can be agreed, please contact the agent for more information.

## PRICE / TERMS

Price on application.



SAT NAV: DN11 8BZ



UNITS.NETS.SPRAINS



## VIEWINGS

By appointment with the Sole Agents below:

**Ben Flint**

07494735001 • 01302 639838

ben@flintrealestate.co.uk

**Alexandra De Freitas**

07538844869 • 01302 639838

alexandra@flintrealestate.co.uk



Important notice: All statements contained within this brochure have been provided in good faith and are understood to be correct. Anything contained within this brochure is not an offer of contract nor part of one. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly: 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers or tenants should satisfy themselves as to the validity of the guide figures given. 2) Information on tenure of vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3) Flint Real Estate do not warrant that there are no connection charges inherent in the availability of services to the property. Prospective purchasers or tenants should obtain written confirmation prior to entering into any contract for purchase or lease. Brochure and photos prepared October 2024.

## ACCOMMODATION SERVICES

Up to 75,000 Sq Ft

The site extends to 3.78 acres.

Mains serviced will be connected.

## VAT

Price is quoted exclusive but may be subject to VAT.

## AML

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

## BUSINESS RATES

Ratable Value: TBC

## EPC

Rating: TBC