

# BRAND NEW, HIGH QUALITY INDUSTRIAL UNIT

# TO LET.

UNIT 10 • FARADAY CLOSE • HARWORTH •  
DONCASTER • DN11 8RU



- Brand New Industrial / Warehouse Unit
- 2,152 Sq Ft (199.92 Sq M)
- Easy Access To J34 Of The A1

- Suit Various Uses
- Fenced & Gated Site
- 6.40m Min Eaves





## LOCATION

The unit is located 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

Open plan warehouse / industrial unit which benefits from the below specification:

- Electric loading door
- 3 phase power supply
- Attractive glazed frontage
- Enabled W/C & kitchenette
- Designated car parking
- Min eaves 6.40m & eaves to the apex 7.78m
- High quality unit
- Polished concrete floor

## ACCOMMODATION

Unit 10: 199.92 Sq M (2,152 Sq Ft GIA)

## TERMS

The property is available to lease on FRI terms to be agreed.



SAT NAV: DN118RU



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## ASKING RENT

£19,386 per annum exclusive  
(£1,614 pcm)

## BUSINESS RATES

Ratable Value: TBC  
Potential for 100% Business Rates Relief.

## VAT

Rent is quoted exclusive but may be subject to VAT.



## VIEWINGS

By appointment with the Sole Agents below:

**Ben Flint**

07494735001 • 01302 639838

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

**Alexandra De Freitas**

07538844869 • 01302 639838

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

## 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: TBC



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