

# MODERN INDUSTRIAL / TRADE UNIT

# TO LET.

UNIT B2A • SERLBY ROAD • HARWORTH •  
DONCASTER • DN11 8RY



- Modern Industrial / Trade Unit
- Large Yard & Parking Area
- Total GIA : 836.13 Sq M (9,000 Sq Ft)

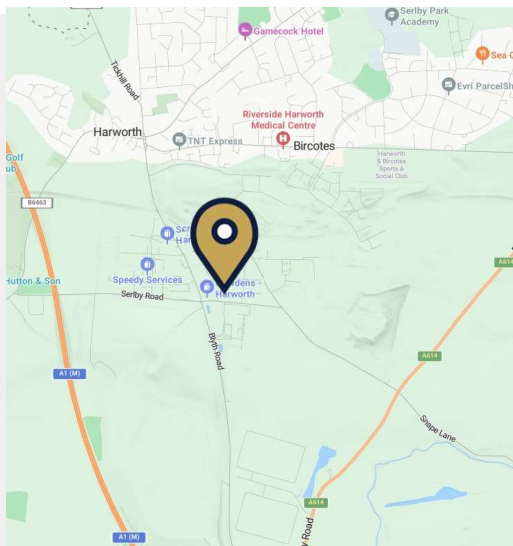
- 1.5 Miles From Junction 34 Of The A1(M)
- Next Door to Howdens Joinery
- Popular Industrial / Trade Location





## LOCATION

Located on the established Harworth Industrial Estate, and situated next door to Howdens Joinery. 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 loading door and offices on the ground floor. The unit benefits from the following specification:

- Open plan warehouse
- Office / welfare facilities
- High quality modern unit
- Kitchenette
- 6.58m eaves to 8.5m to the apex
- Security fencing and gated access
- Large yard / parking area
- 3-phase power supply

## ACCOMMODATION

- Total GIA : 836.13 Sq M (9,000 Sq Ft)

 **SAT NAV: DN11 8RY**  
 **STACK.TRICKS.GEMS**

## RENT & TERMS

Asking rent is £7.50 per sq ft /  
£67,500 per annum plus VAT

On terms to be agreed however a  
minimum of 5 years is preferred

## BUSINESS RATES

Please check with the VOA.

## VAT

VAT is applicable.



## 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: B



## VIEWINGS

By appointment with the Agents below:

**Ben Flint**

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