

**HIGH QUALITY INDUSTRIAL /
TRADE UNIT**

TO LET.

UNIT 2 • FARADAY CLOSE • HARWORTH •
DONCASTER • DN11 8RU •



- Morden Industrial / Warehouse Unit
- 6,178 Sq Ft & 1,809 Sq Ft Mezz
- Easy Access To J34 Of The A1

- Suit Various Uses
- Yard Area & Loading Door
- May Suit Trade / Build Trade Use



FLINT
REAL ESTATE



DESCRIPTION

Industrial / trade counter premises with trade counter/showroom with a workshop and storage area. Good sized yard area to the rear.

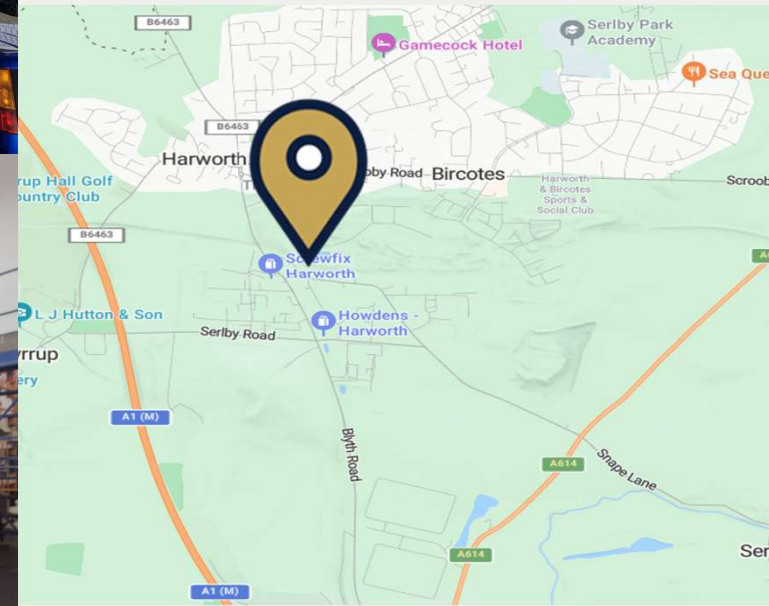
- Electric loading door
- Secure and fenced rear concrete yard
- Offices and meeting rooms
- High quality
- Modern design & fit out
- Well maintained high quality unit
- Suit build trade / trade counter uses
- 3 phase electric supply
- Min eaves height of 6.52m
- Max eaves height of 7.5m
- Useful mezzanine area
- Parking to the front for 10-12 vehicles



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, nearby occupiers include Screwfix, Howdens Joinery and B&Q distribution warehouse.



SAT NAV: DN118RU



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ACCOMMODATION

The building extends to a Gross Internal Area as follows:

	Sq M	GIA Sq Ft
Workshop & Showroom	574	6,178
Mezz	168	1,809
Total	742	7,987

ASKING RENT

Quoting rent: £52,000 per annum exclusive.

LEASE TERMS

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

BUSINESS RATES

Ratable Value: £36,500

Please note this is not the rates payable.



VIEWINGS

By appointment with the Sole Agents below:

Ben Flint

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Alexandra De Freitas

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SERVICES

Mains services including 3-phase power supply are connected.

EPC

Rating: TBC

VAT

Rent quoted is exclusive but may be subject to VAT.

AML

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



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