

# 1.1 ACRE YARD / DEPOT WITH WORKSHOP & OFFICE

# TO LET.

DEPOT AT SCROOBY ROAD •  
BAWTRY • DONCASTER • DN10 6BE



- Yard / Depot
- Useful Workshop & Office
- Excellent Road Links to A1 (M)
- Fenced 1.1 Acre Site
- Ideal for Open Storage Uses / Haulage
- Surfaced & Secure Site



## DESCRIPTION

**Open storage land / yard with useful workshop and office, fenced and surfaced.**

- 1.1 acre site
- Excellent location close to A1 (M) and Bawtry
- Workshop with loading door access
- 3 phase electric supply
- Office which has been recently refurbished to a high standard
- Surfaced yard area
- Fenced and secure boundaries
- Prime location
- Suitable for a range of industrial uses
- Ideal as a highways depot, haulage yard and other open storage uses stpp



## LOCATION

The yard is located on Scrooby Road, Bawtry which is only a short distance from Bawtry centre and the A1 (M) motorway at J34 Blyth. The popular Harworth Industrial area is only a short distance away.

The site is 1.5 miles from J34 of the A1(M) motorway. The closest intersection of the M18 is approximately 10 miles south of Doncaster city centre at Junction 2



SAT NAV: DN10 6BE

/// PUNKS.CYBER.WEDDING



## ACCOMMODATION

Workshop: 1,024 Sq Ft

Office: 1,626 Sq Ft

1.1 acre site

*Building measurements from the VOA.*

## ASKING RENT

£75,000 per annum exclusive

Please contact the agents for more information.

## LEASE TERMS

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

## BUSINESS RATES

Rateable Value: £22,500

This is the rateable value for the property not the rates payable.



## SERVICES

Mains services including 3-phase power supply are connected.

## VAT

Rent quoted is exclusive but may be subject to VAT.

## EPC

Rating: TBC

## AML

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

## VIEWINGS

By appointment with the Sole Agents below:

**Ben Flint**

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