

MODERN INDUSTRIAL / TRADE UNIT TO LET.

UNIT B2A • LORDSWOODS ROAD •
HARWORTH • DONCASTER •
DN11 8BZ •



- 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





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



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.

Harworth is one of the Bassetlaw's fastest growing towns which benefit from a vibrant business community and great transport links, ideal for business growth.



SAT NAV: DN11 8BZ



STACK.TRICKS.GEMS



ACCOMMODATION

Unit	Sq M	GIA Sq Ft
B2A	836.13	9,000

ASKING RENT

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

Please contact the agents for more information.

LEASE TERMS

The property is available to lease on FRI terms to be agreed however a minimum of 5 years is preferred.

BUSINESS RATES

Ratable Value: £39,500

This is the rateable value for the property. It is not what its payable in business rates or rent.



VIEWINGS

By appointment with the Sole Agents below:

Ben Flint

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SERVICES

Mains services including 3-phase power supply are connected.

VAT

Rent is subject to VAT.

EPC

Rating: C (53)

AML

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

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