

0.75 ACRE YARD / TRANSPORT
DEPOT NEXT TO A1 (M)

TO LET.

BAWTRY ROAD •
BLYTH • WORKSOP • S81 8HJ



- Yard / Depot on 0.75 Acres
- Useful Offices of 1,674 Sq Ft
- 0.5 Miles to A1 (M) at Blyth Services

- Fenced, Tarmac Surfaced & Secure
- CCTV System in Place
- Surfaced & Secure Site



moto

A1(M)





DESCRIPTION

Open storage land / yard with useful offices and staff facilities only 0.5 miles from the A1 (M)

- 0.75 acre site
- Two detached office buildings and storage bay
- Tarmac surfaced site
- Two good sized access points off Blyth Road
- Fenced, gated site with CCTV
- 3 phase electrical supply
- EV charging ports for staff vehicles
- Excellent location close to A1 (M) at Blyth / Harworth
- 3 phase electric supply
- Office which has been recently refurbished to a high standard
- Ideal as a highways depot, haulage yard and other open storage uses stpp
- Former truck stop and café
- B8 Use Permission



LOCATION

The yard is located on Bawtry Road at Blyth which is only 0.5 miles away from A1 (M) motorway at J34 Blyth and Blyth Services (Moto) so provides excellent road links.

The site therefore benefits from excellent strategic road connectivity, with Doncaster approximately 9 miles to the north, Worksop 4 miles to the south, and the wider Sheffield/Rotherham conurbation within easy reach via the A1(M)/M18 interchange at Junction 35.

The location sits within an established and expanding industrial and logistics corridor. Immediately adjoining Junction 34 is Tritax Symmetry Park, and with over 3.2 million sq ft of consented logistics in the vicinity, making this a logistics hub for this intersection of the A1 (M) road network.



SAT NAV: S81 8HJ



SENDING.LITIGATE.STARTED



ACCOMMODATION

Unit	Sq M	Sq Ft
Office 1	64.66	10,508
Office 2	90.85	494
Total NIA	155.51	1,674

ASKING RENT

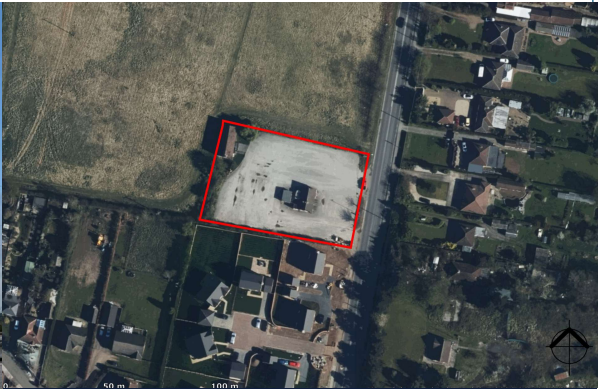
£60,000 per annum exclusive
Please contact the agents for more information.

LEASE TERMS

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

BUSINESS RATES

Rateable Value: £29500
This is the rateable value for the property not the rates payable.



VIEWINGS

By appointment with the Sole Agents below:

Ben Flint
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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.