

MODERN INDUSTRIAL / WAREHOUSES & YARD AREA

TO LET.

UNIT D4 • BRYANS CLOSE • HARWORTH •
DONCASTER •
DN11 8RY •



- Two Modern Units With Offices
- Generous Yard & Parking Area
- 1.5 Miles From Junction 34 Of The A1(M)

- Ideal For A Range Of Industrial Uses
- Total GIA: 1,338 Sq M (14,400 Sq Ft)
- Self Contained & Secure Site





LOCATION

This property is positioned on Bryans Close, within the established Harworth Industrial Estate, a popular and well-connected commercial location with easy access to the A1 (M).

The estate is home to a strong mix of established national and regional occupiers, including Howdens Joinery, Screwfix and a variety of other industrial, trade and commercial businesses.

The property benefits from excellent strategic connectivity, being situated approximately 1.5 miles from Junction 34 of the A1(M), providing direct access to the wider regional and national motorway network. The M18 is approximately 10 miles to the north, offering convenient onward connections towards Sheffield, Doncaster, the M62 and the wider Yorkshire region.

Destination	Miles	Time
A1(M) – J34	1.5	2 mins
M18 – J3	10	15 mins
M1 – J32	17	25 mins
M62	30	35 mins



SAT NAV: DN11 8RY



what3words: EASELS.MAGMA.HILLSIDES



DESCRIPTION

Two interlinked industrial/warehouse units within a secure compound

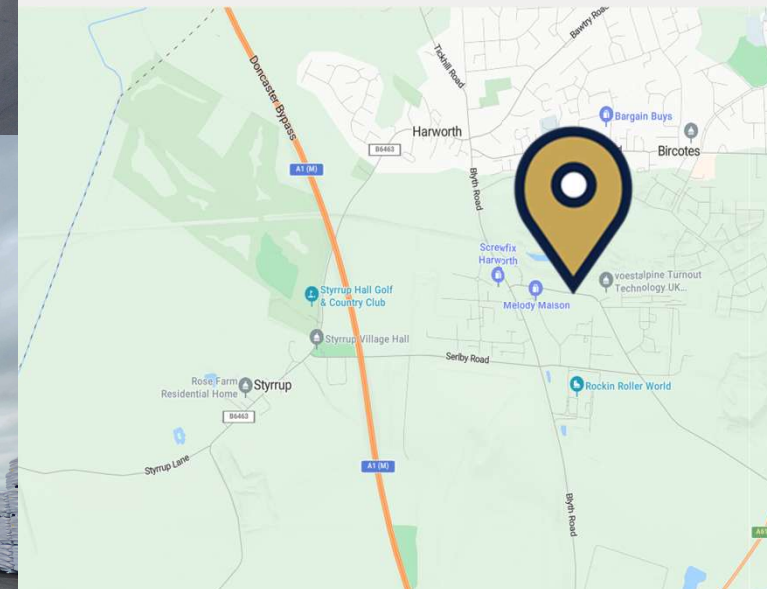
- Two interlinked industrial units
- Both open plan
- Office blocks in situ
- W/C in both
- Tarmacked yard / circulation area
- Min eaves height of 5m
- Max eaves height of 7.17m
- 3 phase electric supply
- Designated parking for 35 vehicles
- Within a fenced and secure industrial compound
- Established industrial estate
- 24-hour access



ACCOMMODATION

Both units extends to a Gross Internal Area of 1,338 Sq M (14,400 Sq Ft)

Unit	Sq M	GIA Sq Ft
Front unit	446	4,800
Rear unit	892	9,600
TOTAL	1,338	14,400



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ASKING RENT

Quoting rent: £97,250 PAX (£6.75 per sq ft)

Please contact the agents for more information.

LEASE TERMS

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

BUSINESS RATES

Ratable Value: £77,000

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

SERVICES

Mains services including 3-phase power supply are connected.

EPC

Rating: D (77)



VAT

VAT is applicable.

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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