

HIGH-QUALITY INDUSTRIAL / TRADE UNIT

TO LET.

UNIT 3 • FARADAY CLOSE • HARWORTH •
DONCASTER • DN11 8NE •



- Modern Industrial / Warehouse Unit
- 1,129.61 Sq M (12,159 Sq Ft)
- Easy Access To J34 Of The A1

- Established Industrial / Trade Location
- Yard Area & Additional Parking
- Useful First Floor Offices



FLINT
REAL ESTATE



DESCRIPTION

Industrial premises with an open plan warehouse / with a workshop and a first floor modern office, good sized concrete yard area to the rear.

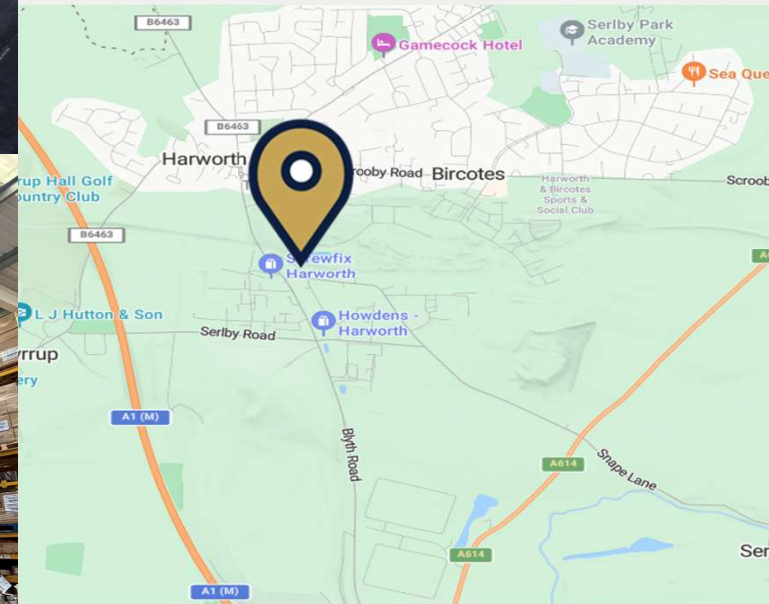
- Electric loading door
- Secure and fenced rear concrete yard
- Offices and meeting rooms on the first floor
- High quality building
- Modern design & fit out
- 3 phase electric supply
- Min eaves height of 6.52m
- Max eaves height of 7.5m
- Useful mezzanine area
- Additional parking to the side with parking for 10 vehicles plus parking in the yard for circa 30 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: DN11 8NE



COVER.WITHDRAWS.PRESIDENT



ACCOMMODATION

The building extends to a Gross Internal Area as follows:

	Sq M	Sq Ft
GF Warehouse & Reception	992.21	10,680
FF Office	137.40	1,479
Total	1129.61	12,159

ASKING RENT

Quoting rent: £85,000 per annum exclusive (£7.00 per sq ft)

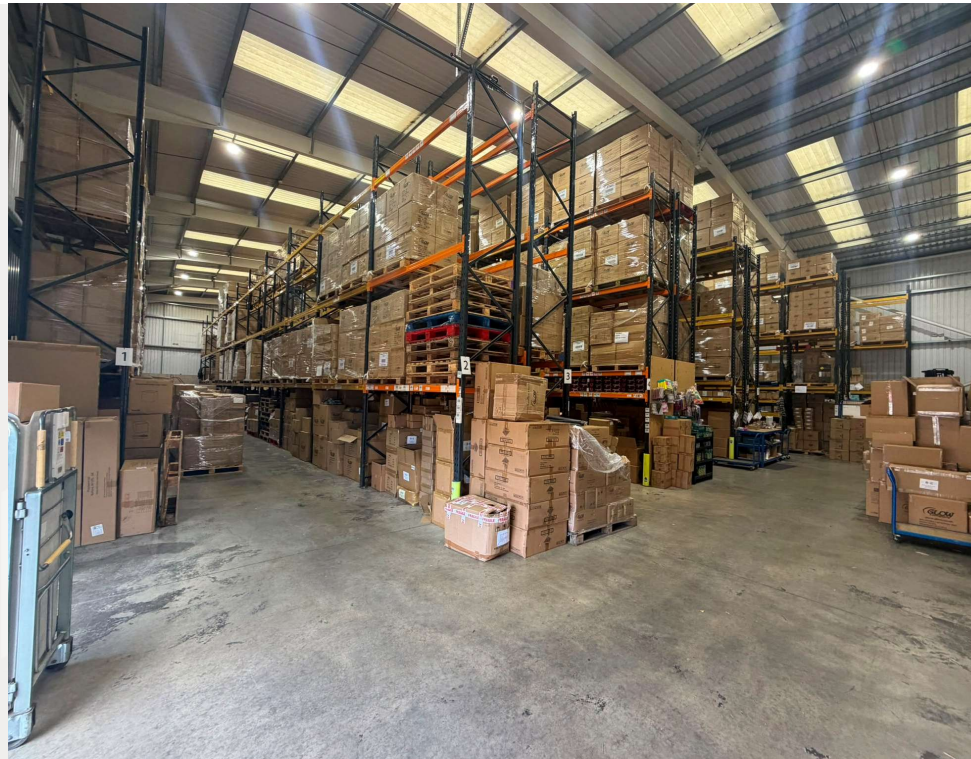
LEASE TERMS

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

BUSINESS RATES

Ratable Value: £78,000

Please note this is 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: B (35)

VAT

VAT is applicable

AML

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