INDUSTRIAL / WAREHOUSE UNIT WITH YARD

TO LET.

UNIT D2B • BRYANS CLOSE •
HARWORTH • DONCASTER •
DN11 8RY •



- Modern Warehouse With Offices
- 514.60 Sq M (5,539 Sq Ft)
- Private Yard Area To The Rear Plus Parking
- 1.5 Miles From Junction 34 Of The A1(M)
- Ideal For A Range Of Industrial Uses
- Well Established Industrial Location

FLINT
REAL ESTATE

DESCRIPTION

Modern industrial warehouse unit providing open plan warehousing space and large rear yard area close to the A1 (M) at Blyth

- High-quality open plan unit
- Concrete floors
- Alarm systems in place
- Office block set over 2 floors
- Two electric roller shutter doors
- 3 phase electric supply
- Min eaves height of 7m
- Yard area of 0.22 acres
- Designated parking areas
- Security fencing and gated access
- W/C and kitchen facilities
- Within a fenced and secure industrial compound
- Established industrial estate
- 24-hour access

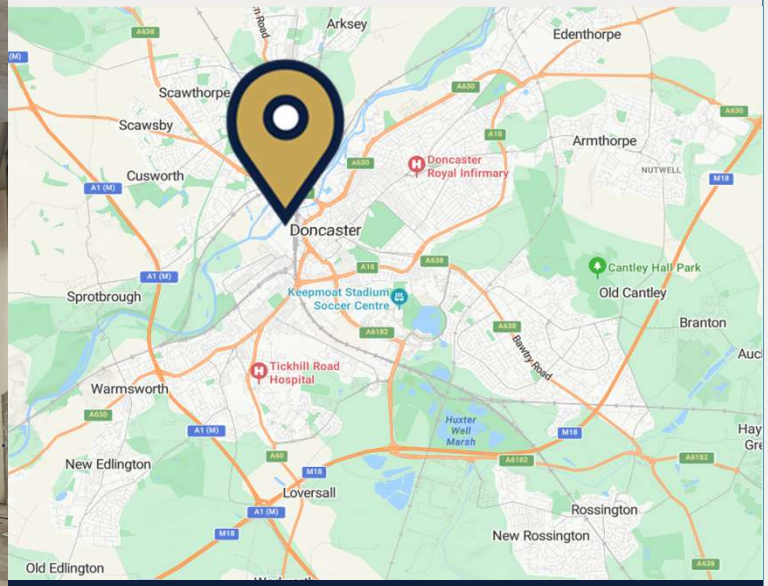




LOCATION

This property is perfectly positioned within Harworth Industrial Estate, home to businesses such as Howdens Joinery and Screwfix. 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.

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.



SAT NAV: **DN4 0BJ**

/// **EXPECT.RAILS.EQUAL**

ACCOMMODATION

	Sq M	GIA Sq Ft
Warehouse	400.90	4,315
GF Office	58.77	742
FF Office	54.93	742
TOTAL GIA	514.60	5,539

ASKING RENT

Quoting rent: £42,500 per annum exclusive.

Please contact the agents for more information.

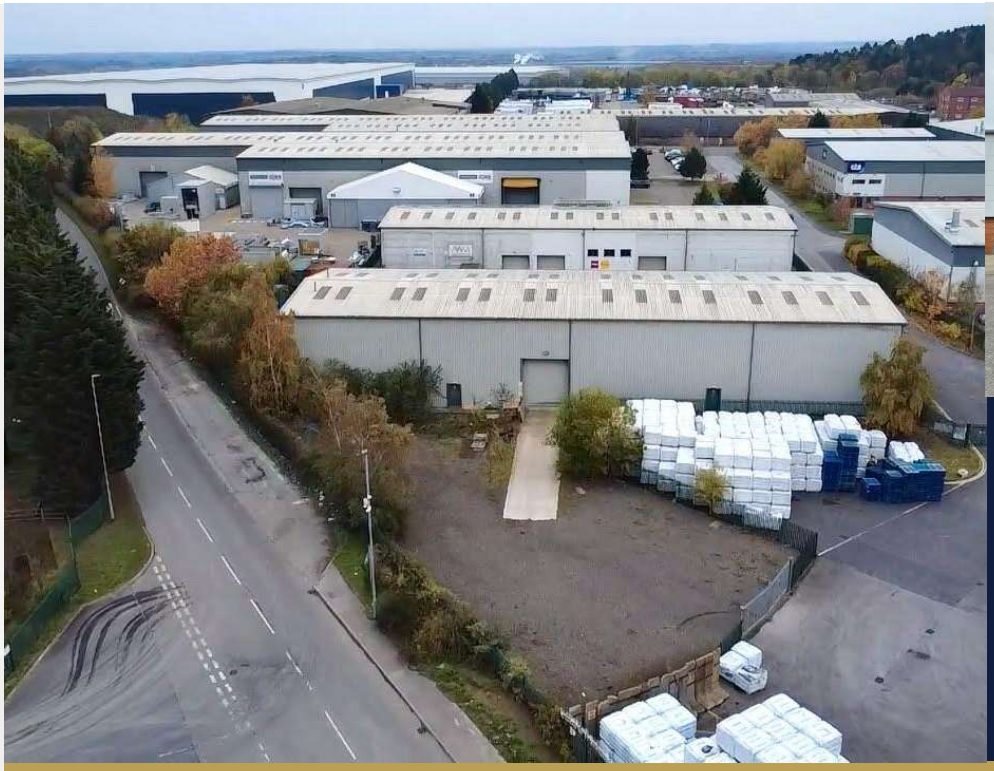
LEASE TERMS

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

BUSINESS RATES

Ratable Value: £32,250

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: 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.

VIEWINGS

By appointment with the Sole Agents below:

Ben Flint

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FLINT REAL ESTATE

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