



Modern Industrial Unit Size 1,701 sq ft (158 sq m)

- Good Access to J34 A1(M)
- Refurbished industrial unit with roller shutter access
- Shared yard area

Modern Industrial Unit – To Let

Size 1,701 sq ft (158 sq m)

Location

This modern industrial estate is located approx. 1.5 miles north of J34 of the A1(M) motorway close to its intersection with the M18 and approximately 10 miles south of Doncaster town centre. Harworth Enterprise Park forms part of the established Brunel Industrial Estate within the busy Harworth Colliery and Harworth Park Industrial Estate area.

Description

The estate comprises 17 small business and starter units in 3 terraces around a gated central service yard and parking area.

Each unit is constructed of a steel portal frame with pitch roof. All units have the benefit of 3 phase electricity, separate water and WC facilities.

Accommodation

From the measurements taken on site we understand that the property benefits from the following gross internal area:-

Description	Sq ft	Sq m
Warehouse – Unit 9	1,701	158
TOTAL	1,701	158

Legal Costs

Each party to bear their own legal costs incurred in any transaction.

VAT

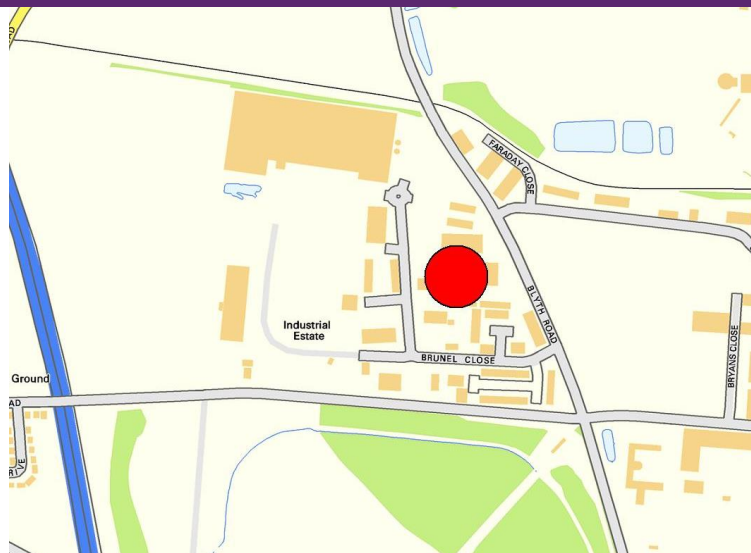
All figures quoted are subject to VAT at the prevailing rate where applicable.

Terms

The property is available by way of a new lease on FRI terms. Quoting price **£12,500 per annum** exclusive.

EPC Rating

This is available upon request.



Further Information

For further information please contact the below

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Date of Particulars

March 2021



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