



## Modern Manufacturing/Warehouse Facility Size 14,149 sq ft (1,314.5 sq m)

- Close to Junction 34 A1
- Suitable for Owner Occupation or Multi Let Sub Division
- Self Contained Site with Double Yard

# Modern Manufacturing/Warehouse Facility

## Size 14,149 sq ft (1,314.5 sq m)

### Location

The units are well located within Harworth at Brunel Close, approximately 6 miles from both Worksop and Doncaster town centres. The location is close to Junction 34 of the recently improved A1 Motorway as well as being in close proximity to established similar industrial and commercial land users.

### Description

The subject premises provide an industrial unit of steel portal frame construction with pitched roof. The property has been linked and is designed in a way to potentially be sub divided to provide 4 separate sections.

The main warehouse section provides its own dedicated yard area leading to the main office section and warehouse. The warehouse provides the high bay warehouse, roller shutter access and a route through from the office section. The main warehouse does link at separate heights to the lower bay sections.

The lower bay section has two dedicated yard access points leading into the 2 roller shutter doors from the exclusive and fenced yard. At present the lower bay section is 'open' and links from the high bay warehouse. The building was constructed with the ability to sub divide this area into 2 separate units each with separate loading, services and personnel doors.

Unit 8 - Leading from the lower bay section is the self-contained extension that is currently let out. Unit 8 shares the same yard as the lower bay section but could be offered as a self contained unit with yard.

### Accommodation

Area	SQ M	SQ FT
Main Warehouse	736.81	7,931
Double Low Bay Warehouse	391.90	4,218
Unit 8	185.80	2000
<b>Total</b>	<b>1,314.51</b>	<b>14,149</b>

### 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

Asking price of £1,100,000.

### EPC Rating

This is available upon request.

### Further Information

For further information please contact the sole agents CPP

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### Date of Particulars

July 2021



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