



Modern Industrial Unit Size 850 sq.ft (80 sq.m)

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

Modern Industrial Unit – To Let

Size 850 sq.ft (80 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 5	850	80
TOTAL	850	80

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

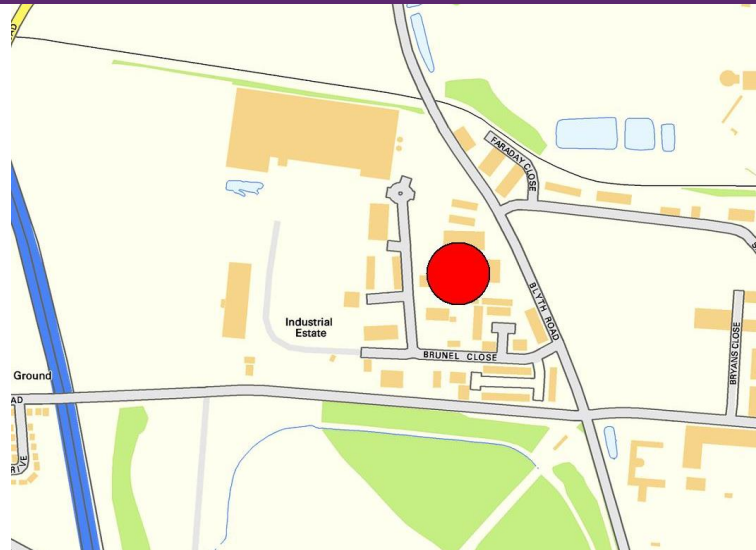
The property is available by way of a new lease on FRI terms. Quoting price **£7,750 per annum +VAT**.

EPC Rating

This is available upon request.

Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.



Further Information

For further information please contact the below

Ed Norris
T: 0114 270 9160
M: 07711 319 339
E: ed@cpppartners.co.uk

Max Pickering
T: 0114 270 9165
M: 07835 059 363
E: max@cpppartners.co.uk

Date of Particulars

February 2021



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