

Mileway

Harworth Enterprise Park Doncaster

Available to Let
Warehouse
835 - 1,706 sq ft (77.6 - 158.5 sq m)



Good access to J34 A1 (M)



Roller shutter access



Shared yard area



Three phase power



Ample parking



Harworth Enterprise Park

Blyth Road, Harworth Doncaster DN11 8SG



Description

The estate comprises 17 units small business and starter units in three terraces around a gated central services yard and parking area. Each unit is constructed of a steel portal frame with pitch roof. All units have the benefit of three phase electricity, separate water and WC facilities.

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.

EPC

EPC is available upon request.

VAT

VAT will be payable where applicable.

Terms

Available on new full repairing and insuring leases.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Viewing / Further Information

Please contact:

Mileway
Tom Sykes
yorkshire@mileway.com
0113 8683776

Knight Frank
Harry Orwin-Allen
Harry.orwin-allen@knightfrank.com
0114 241 3912

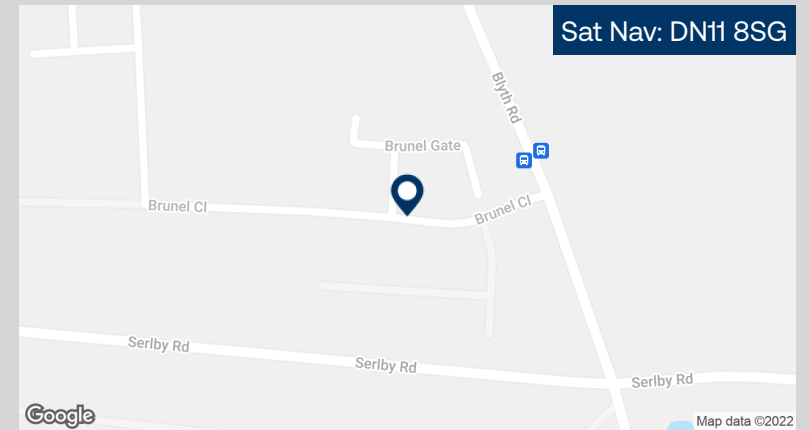
CPP
Chloe Bennett
Chloe@cppartners.co.uk
0114 349 6901

CPP
Max Pickering
max@cppartners.co.uk
0114 270 9165

Property owned by **Mileway**

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

mileway.com



Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit 4	Warehouse	1,706	158.5	Immediately
Unit 5	Warehouse	849	78.9	Immediately
Unit 12	Warehouse	1,706	158.5	Immediately
Unit 13	Warehouse	835	77.6	Immediately
Unit 14	Warehouse	835	77.6	Immediately
Total		5,931	551	