

**Mileway**

# Harworth Enterprise Park Harworth

Available to Let  
Warehouse

1,704 - 6,823 sq ft ( 158 - 633 sq m )



Easy access to J34 A1 (M)



Roller shutter access



Shared yard area



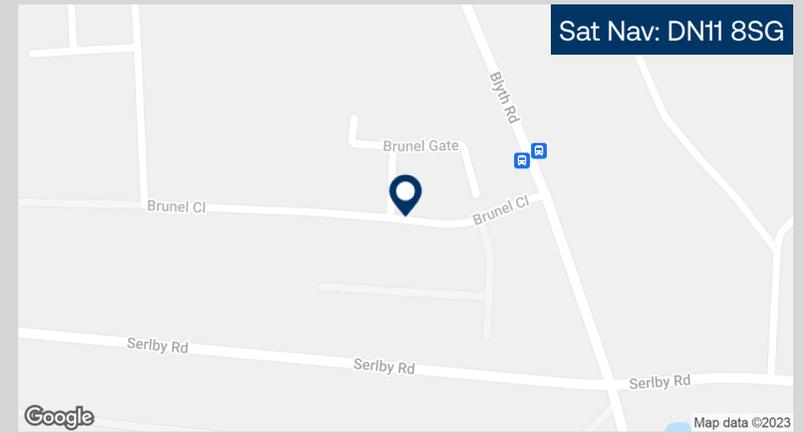
Three-phase power



Ample parking

# Harworth Enterprise Park

Harworth Enterprise Park, Blyth Road Harworth DN11 8SG



## Description

The estate comprises 17 units including 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 a pitch roof. All units benefit from three-phase electricity as well as separate water and WC facilities.

## Location

The estate is located approximately 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.

## 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**  
**Henry Fox**  
 yorkshire@mileway.com  
 0113 8683776

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

**Knight Frank**  
**Kitty Hendrick**  
 Kitty.Hendrick@knightfrank.com  
 0114 241 3907



## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit 9	Warehouse	1,706	158	Immediately
Unit 10	Warehouse	1,704	158	Immediately
Unit 11	Warehouse	1,707	159	Immediately
Unit 12	Warehouse	1,706	158	Immediately
<b>Total</b>		<b>6,823</b>	<b>633</b>	

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.