

Unit B3, Bryans Close  
Harworth, Doncaster DN11 8RY

**Modern Industrial Unit**  
**9,360 SqFt** (869.54 SqM)

- Popular Industrial Estate
- High quality office
- Great motorway network connections, A1, M18, M1, M62
- Good sized yard

TO LET

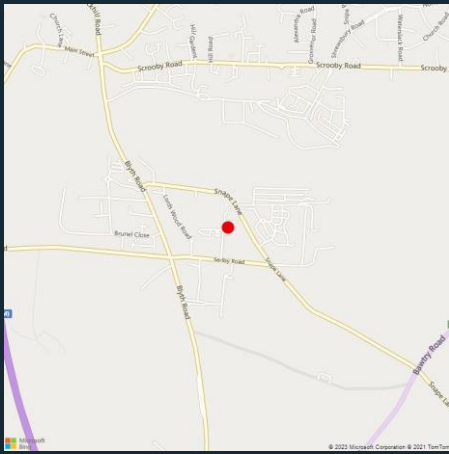


**RICS**

the mark of  
property  
professionalism  
worldwide

**barnsdales™**

4 Sidings Court, Doncaster DN4 5NU



## LOCATION

The property is situated within Harworth Industrial Estate, popular with national and local occupiers. It is well located to take advantage of the excellent communication links with Junction 34 of the A1(M) located approximately 1.5 miles to the south. The closest intersection of the M18 is approximately 10 miles to the north.

Harworth sits in a strategic location at Junction 34 A1(M) providing superb congestion free, high speed road links to Yorkshire/North East, the East Midlands and the East Coast ports.

## DESCRIPTION

The unit offers high quality industrial accommodation suitable for a variety of occupiers. The unit benefits from an open plan warehouse, integral office accommodation across two floors and WC facilities.

The warehouse also benefits from a mezzanine floor which has previously been used as office accommodation. The warehouse has minimum eaves of 5.26m and maximum eaves of 6.62m.

The office accommodation is well-equipped, with two storey offices, a reception area and staff welfare facilities. The unit has a good-sized secure yard with ample parking.

## RENTPRICE

£65,500 per annum

## SERVICES

None of the services have been tested and interested parties are advised to satisfy themselves in this regard.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

B30

## RATING

The adopted rateable value is not known not available or not applicable unless specified.

## VALUE ADDED TAX

Unless otherwise stated, all rents and sale prices are quoted exclusive of VAT. Any prospective lessee or purchaser must independently satisfy himself or herself as to the incidence of VAT in respect of any transaction.

## ACCOMMODATION

<b>Total</b>	<b>9,360 SqFt (869.54 SqM)</b>
--------------	--------------------------------

## INSPECTIONS & FURTHER INFORMATION

Viewings strictly by prior appointment with the agents:

Jason Barnsdale

Barnsdales - Chartered Surveyors

Tel: 01302 308 174

[jason@barnsdales.co.uk](mailto:jason@barnsdales.co.uk)

### Disclaimer

Misrepresentation Act 1967: Barnsdales for itself and for the vendor(s) or lessor(s) of this property whose agent it is give notice that:

1. These particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these particulars as to the property(s) are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Barnsdales nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to the property. 5. None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in safe and working order.

Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT.

Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by Barnsdales to ensure accuracy and to check the facts contained within these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.