

**BRAND NEW, HIGH QUALITY  
INDUSTRIAL UNIT**

FARADAY CLOSE • HARWORTH • DONCASTER •  
DN11 8RU

**TO LET.**



- Brand New Industrial / Warehouse Unit
- 234.94 Sq M (2,529 Sq Ft GIA)
- Easy Access To J34 Of The A1

- Suit Various Uses
- Fenced & Gated Site
- 6.40m Min Eaves





## LOCATION

The unit is located approx. 1.5 miles to the southeast of J34 of the A1(M) motorway. The closest intersection of the M18 is approximately 10 miles south of Doncaster city centre at Junction 2. The unit sits within the well-established Harworth Colliery and Harworth Park Industrial Estate area.

## DESCRIPTION

Open plan warehouse / industrial unit which benefits from the below specification:

- Electric loading door
- 3 phase power supply
- Attractive glazed frontage
- Enabled W/C & kitchenette
- Designated car parking
- Min eaves 6.40m & eaves to the apex 7.78m
- High quality unit
- Polished concrete floor

## ACCOMMODATION

Unit 8: 234.94 Sq M (2,529 Sq Ft GIA)

## TERMS

The property is available to lease on FRI terms to be agreed.



**SAT NAV: DN118RU**



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## RENT

From £9 per Sq Ft. Please contact the agents for more information.

## BUSINESS RATES

Ratable Value: TBC

Potential for 100% Business Rates Relief.

## VAT

Rent is quoted exclusive but may be subject to VAT.



## SERVICES

Mains water, drainage & 3 phase power will be connected to the property.

## AML

Tenants will have to supply information to comply with Anti Money Laundering Regulations.

## EPC

Rating: TBC

## VIEWINGS

By appointment with the Sole Agents below:

**Ben Flint**

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REAL ESTATE

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