



Unit at Blyth Road, Harworth,  
Doncaster, South Yorkshire, DN11 8NE





# TO LET - Unit at Blyth Road, Harworth, Doncaster, South Yorkshire, DN11 8NE



## Unit at Blyth Road, Harworth



**Industrial/warehouse unit with good sized yard in an established location.**

- To Let due to relocation (available early 2019)
- Substantial industrial/warehouse premises
- GIA: 2,174 sq.m. (23,400) sq ft
- Site area approximately 0.77 hectares (1.89 acres)
- Large surfaced yard to the rear
- Suitable for a variety of industrial uses
- 1 mile away from J34 of the A1(M)
- Useful two storey office pod to the front elevation
- Established industrial location



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# Industrial/warehouse unit with large yard

## Location

The property is located on Blyth road, which is part of the Harworth industrial Estate, which is popular with a number of national and local occupiers.

It is well located to take advantage of the excellent communication links with junction 34 of the A1M located approximately 1.5 miles to the north and the closest intersection of the M18 is approximately 10 miles to the south.

Harworth has seen a significant increase in growth over recent years with developers undertaking various schemes for B1,B2 and B8 uses can take advantage of the excellent communication links Harworth village is approximately one mile away giving a good level of local amenities and employment pool.

Doncaster is the second largest town in the UK with a population of over 300,000 people and offers a strategic location at the heart of the UK. Doncaster is situated on this east coast mainline with more than 60 trains running through everyday and benefits from excellent road links via the M1, A1 and M18. Doncaster also boasts an internal airport flying to over 40 destinations. The ports of Humber are within a 45 minute drive of the town and from a retail perspective the expansion of the Frenchgate centre has significantly improved the retail profile.

## Description

This is an industrial/warehouse unit benefiting from a large yard area to the rear and sits on a site extending to 1.89 acres with a two storey brick built office pod to the front elevation, along with a good sized car park, which is accessed from Blyth Road,. There is a useful side access leading to a large rear yard, which has an additional access off Brunel Close.

Internally the configuration of the building provides three separate workshops and storage areas, which comprise a parts store, showroom and workshop. The offices are of a good standard and provide, bright open plan space as well as managers offices and board rooms.

The building is constructed in steel portal frame, with a mix of brick and block work profile sheet elevations, beneath a pitched roof, set within inset translucent light panels. The main vehicular access offered via the rear of the unit through the large roller shutter door, with an additional side roller shutter door giving access to the showroom.

Due to the configuration of the building and the size of the yard, it is our opinion that the building could offer numerous configurations for potential occupiers.

The property is available To Let due to the relocation of the outgoing tenant .

## Accommodation

The property has been measured on a Gross Internal Area (GIA) basis and provides the following accommodation:

Total GIA - 2,174 sq m (23,400 sq ft)

*of which:*

Offices: 346.93 sq m (3,734 sq ft)

The whole site extends to 1.89 acres.

## Guide Rental

The property is available at £5.00 per sq ft.

## Tenure

The property is available to let on new full repairing and insuring lease on terms to be agreed. However, a minimum term of five years is envisaged.

## Business Rates

The property has a 2017 Business Rates Listing of £76,000. Please note that is not the rates payable.

## Services

We understand that mains water, drainage, gas and electricity are understood to be connected to the property. We must stress that none of these services have been checked or tested.

## Legal Costs

Each party is responsible for their own legal costs.

## EPC

Energy Performance Rating of E (101).

## Money Laundering

The successful Tenant will be required to submit information to comply with Money Laundering Regulations.

## VAT

Unless otherwise stated, all prices and rents quoted are exclusively of Valued Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

## Viewings

Strictly by prior arrangement with Fisher German or the joint agent :

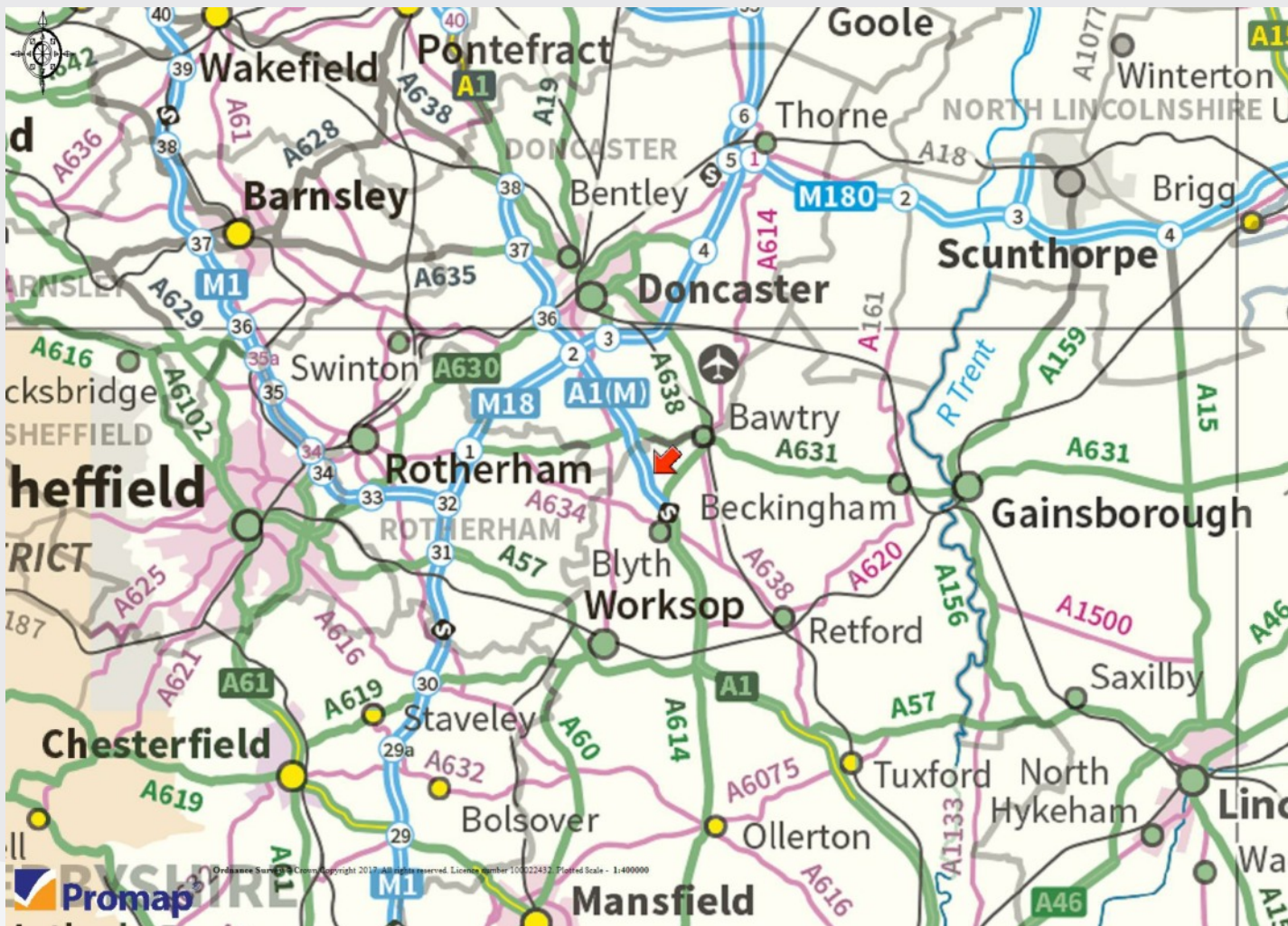
Andrew Dixon & Company (01952 521000).





**ANDREW DIXON  
& COMPANY**

**01952 521000**



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	<b>Approximate Travel Distances</b>
	<b>Locations</b> <ul style="list-style-type: none"><li>• Doncaster (10.6 miles)</li><li>• Rotherham (23.6 miles)</li><li>• Sheffield (27.4 miles)</li></ul>
	<b>Sat Nav Post Code</b> <ul style="list-style-type: none"><li>• DN11 8NE</li></ul>
	<b>Nearest station</b> <ul style="list-style-type: none"><li>• Doncaster (10.2 miles)</li></ul>
	<b>Nearest Airports</b> <ul style="list-style-type: none"><li>• Doncaster Robin Hood (8.6 miles)</li></ul>



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