



Modern Detached Industrial Unit Size 5,918 sq ft (549.9 sq m)

- Modern Self Contained Unit
- Secure Fully Fenced Yard Area
- Well Appointed First Floor Office Space

Modern Detached Industrial Unit – For Sale/To Let

Size 5,918 sq ft (549.9 sq m)

Location

This modern industrial unit 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. The unit forms part of the established Brunel Industrial Estate within the busy Harworth Colliery and Harworth Park Industrial Estate area. The unit benefits from its own access off Brunel Gate.

Description

The subject premises provide a detached self-contained hybrid industrial/office unit and associated yard. The building is of steel portal framed construction, with brick and block, and steel profiled clad elevations, surmounted by a pitched profile clad roof.

The unit benefits from 1 roller shutter access door leading to the part racked ground floor storage area from the yard. A separate personnel entrance leads into the ground floor reception and office space which extends at first floor level. The office space provides a fully carpeted plastered and painted offices, benefitting from an open plan layout with separate offices along the sides.

Accommodation

From the measurements taken on site we understand that the property benefits from the following gross internal area:-

Description	Sq ft	Sq m
Ground floor storage space	304.48	3,276
First floor office space	245.48	2,642
Total	549.86	5,918
Mezzanine	33.75	363

Legal Costs

Each party to bear their own legal costs incurred in any transaction.

VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

Terms

The property is available to purchase for **£425,000** exclusive. Alternatively, the property is available to lease by way of a new lease on FRI terms. Quoting rent **£32,500 per annum**.

EPC Rating

97 D - This is available upon request.



Rateable Value

The property is designated as "Warehouse and Premises" with a rateable value of £24,500.

Further Information

For further information please contact the sole agents, CPP.

Ed Norris
T: 0114 270 9160
M: 07711 319 339
E: ed@cpppartners.co.uk

Max Pickering
T: 0114 270 9165
M: 07835 059 363
E: max@cpppartners.co.uk

Date of Particulars

March 2019



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