

TO LET

FULLY FITTED INDUSTRIAL / WAREHOUSE UNIT

275,413 sq ft (25,586.5 sq m)

FLAXBY, YORKSHIRE, HG5 0XJ

J47 A1(M) / A59

What3Words /// homeward.jumbo.graphic

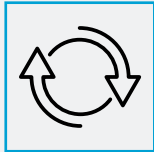


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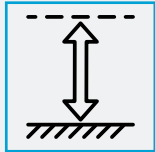
Transform Regenerate Revitalise
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Description

The unit comprises a 275,413 sq ft detached industrial/ warehouse facility occupying a fully secure site of 22.92 acres with the benefit of the following specification:



360 degrees site circulation



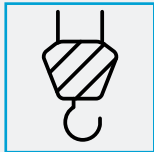
Eaves height of 12.65 metres



13 level access loading doors (cross loading provision)



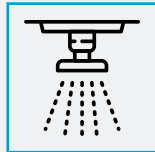
Power supply up to 5,000 KVA



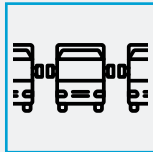
3 x 10 tonne travelling cranes



1 x 5 tonne travelling crane



Fully sprinklered



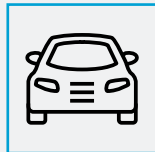
Dual Service Yard Provision



High quality two storey office block



Staff Welfare / WC Provisions



Extensive Staff Car Parking Provision



Warehouse LED Lighting



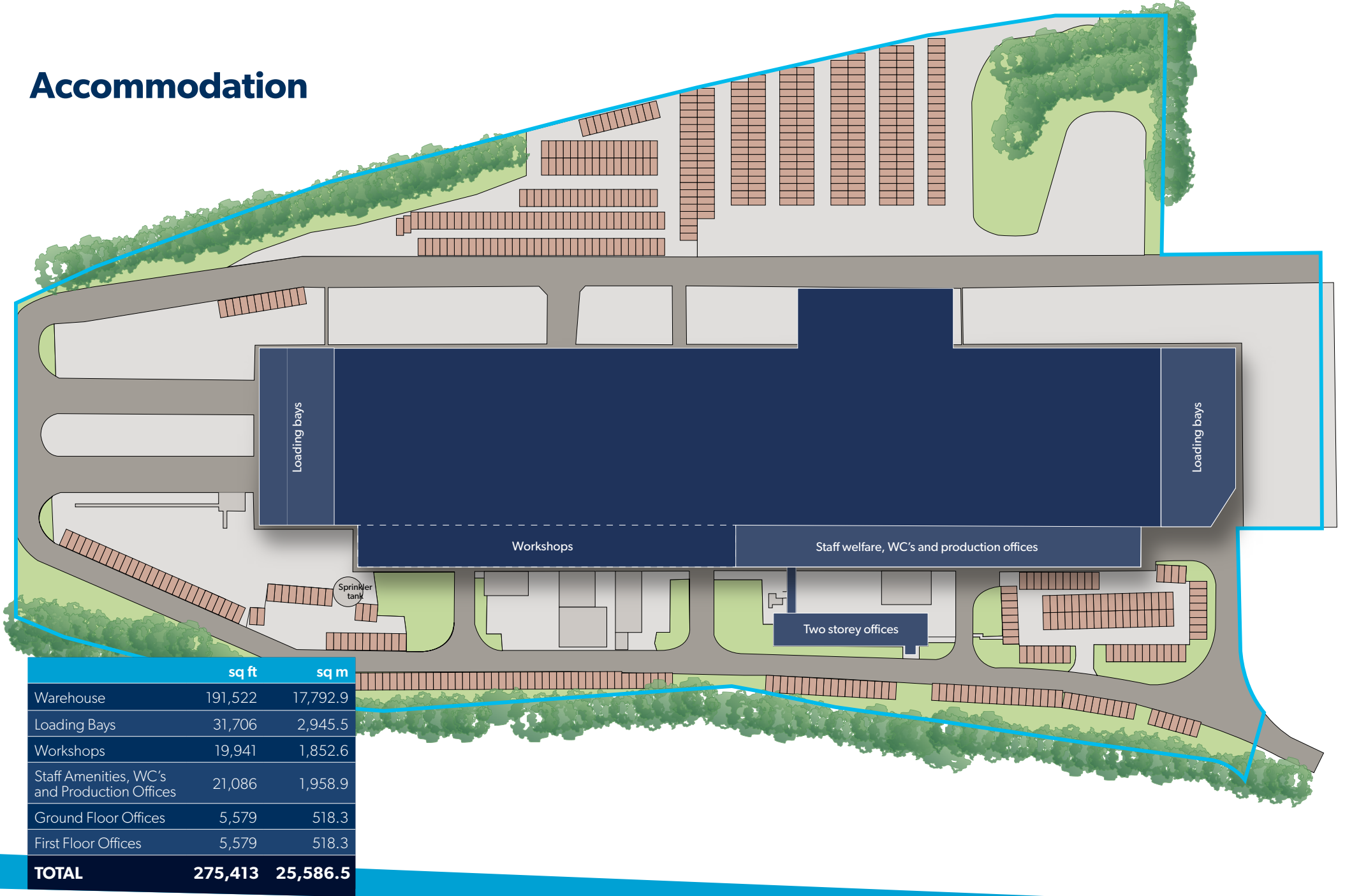
RATEABLE VALUE

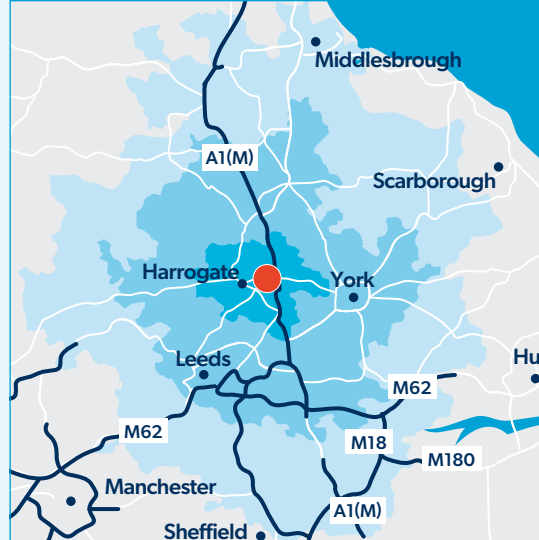
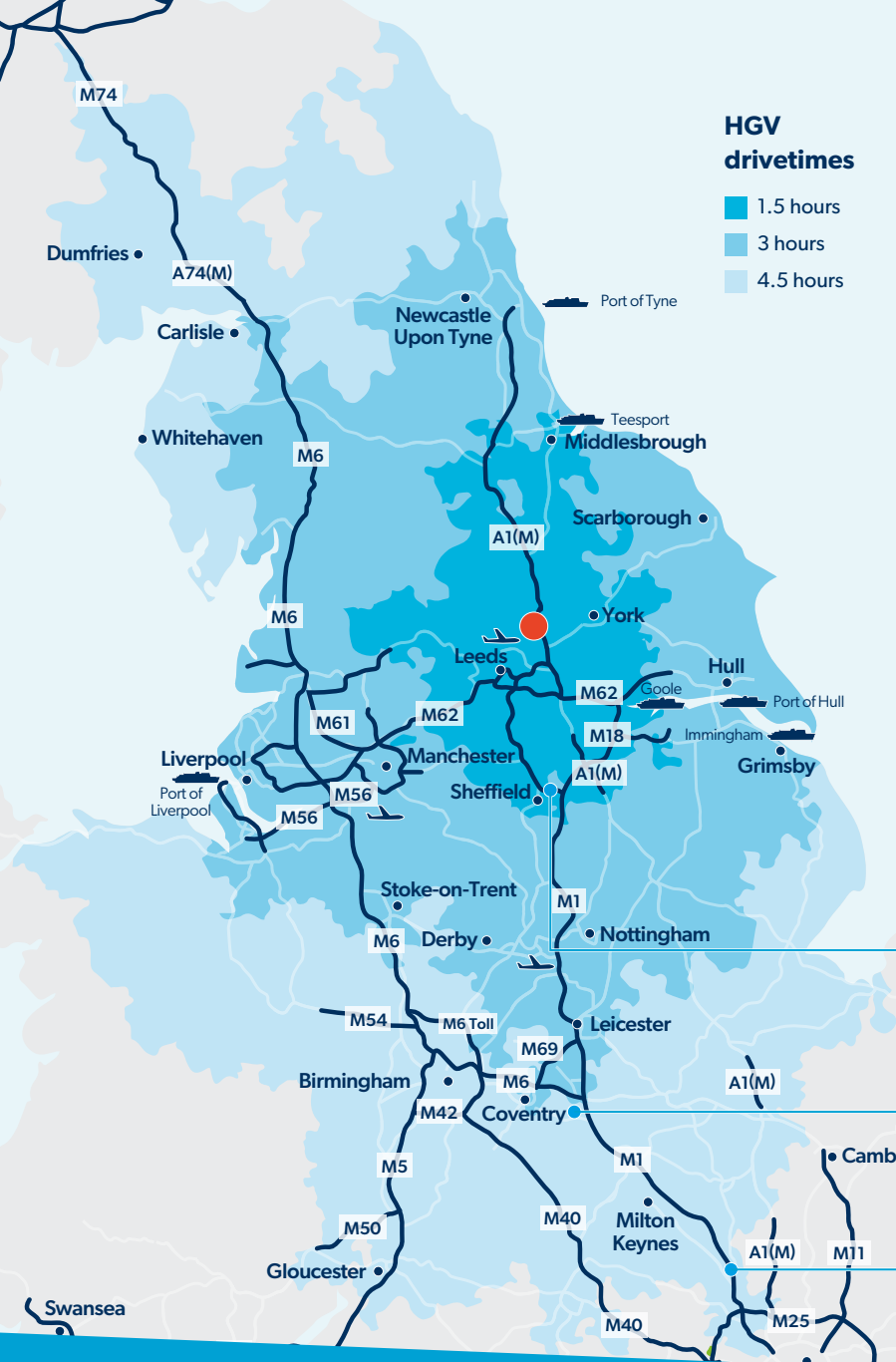
The property has a Rateable Value of £920,000. Interested parties are advised to make their own enquiries to the VOA.

EPC

The property has a rating of D-90. A copy is available on request.

Accommodation





3.45 MILLION
ECONOMICALLY ACTIVE WITHIN
60 MINUTES BY CAR

Drive to work

- 20 minutes
- 40 minutes
- 60 minutes

HGV drivetimes

5.5 MILLION

CONSUMERS WITHIN
90 MINUTES BY HGV

22.5 MILLION

CONSUMERS WITHIN
180 MINUTES BY HGV

38.2 MILLION

CONSUMERS WITHIN
270 MINUTES BY HGV

Source: drivetimemaps.co.uk

Direct access to the North of England

Cities

Drive times	Distance	Time
York	14 miles	26 mins
Leeds	24 miles	34 mins
Sheffield	60 miles	1h 5 mins
Hull	68 miles	1h 9 mins
Manchester	70 miles	1h 25 mins
Newcastle	79 miles	1h 26 mins
Liverpool	100 miles	1h 53 mins
Birmingham	131 miles	2h 11 mins
London	201 miles	3h 56 mins

Ports

Drive times	Distance	Time
Teesport	45 miles	57 mins
Goole	44 miles	55 mins
Hull	71 miles	1h 28 mins
Immingham	83 miles	1h 39 mins

Rail Freight

Drive times	Distance	Time
Leeds Freightliner Terminal	25 miles	37 mins
Wakefield Europe	29 miles	46 mins

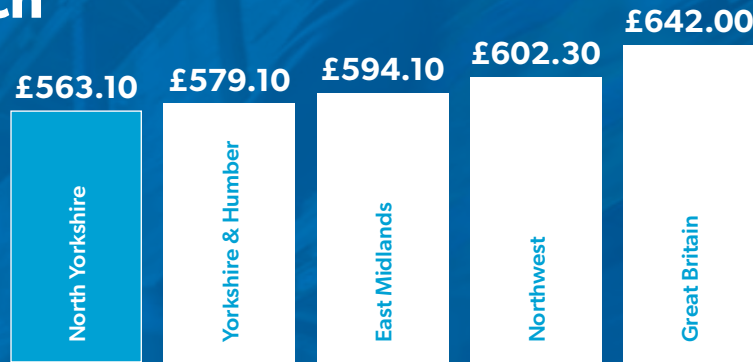
Source: Lorry Route Planner 26-07-2023

A workforce with all the right skills within easy reach



127,000

Actively seeking work
in Yorkshire and The Humber



Gross weekly pay
by place of work

This is 12% lower than the national average

316,000

employed in manufacturing
(11.1% vs 7.2% UK average) (March 2023)

185,000

employed in transportation
and storage (11.1% vs 7.2% UK average) (March 2023)

Economically active
in Yorkshire and The Humber

2.75 million

Harworth

ABOUT HARWORTH GROUP

Harworth Group plc is one of the leading land and property regeneration companies in the UK, owning and managing approximately 13,000 acres on around 100 sites in the North of England and the Midlands.

We create sustainable places where people want to live and work, delivering thousands of new jobs and homes in the regions.

Our flagship sites, such as Waverley in Rotherham and Logistics North in Bolton, are of national economic significance and are at the forefront of regeneration in the UK.

For more information visit
[harworthgroup.com](https://www.harworthgroup.com)



Contact & further information

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TERMS

The property is available by way of a new full repairing and insuring lease.
Rent on application.

Misrepresentation Act: CBRE Limited for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of CBRE Limited, has any authority to make any representation or warranty whatsoever in relation to this property. Images are indicative only. July 2023

VAT

VAT will be charged at the prevailing rate.

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