



UNIT B1 BRYANS CLOSE, HARWORTH, DONCASTER, DN11 8RY

SELF CONTAINED MODERN INDUSTRIAL PREMISES

42,950 SQ FT (3,990.19 SQ M)

FLEXIBLE LEASE TERMS AVAILABLE

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DESCRIPTION

The property comprises a modern detached industrial/warehouse premises, of steel portal frame construction with profile metal clad elevations. The building benefits from internal ground and first floor office accommodation, fitted staff welfare facilities and a secure gated service yard with two access points.

General building specification includes:

- 4 level access roller shutter doors
- 7.5m internal eaves height
- Fitted warehouse heating and lighting
- 3 phase electricity supply
- Service yard access on to two elevations
- 40m service yard (maximum depth)
- Staff car parking

The building benefits from extensive internal fit out from the existing tenant, and elements may be retained subject to negotiation.

SCHEDULE OF ACCOMMODATION

The property has been measured to extend to the following areas:

Description	Area (sq m)	Area (sq ft)
Ground Floor Workshop and Offices	3,533.44	38,034
First Floor Offices	456.75	4,916
Total GIA	3,990.19	42,950
Site Area	0.95 ha	2.35 ac

LOCATION

The property is located on a modern established industrial estate, situated on Bryans Close, just off Blyth Road, approximately one mile from junction 34 of the A1.

TRAVEL DISTANCES

Road	Distance (Miles)	Time (Minutes)
A1 J34	1	3
M18	9	13
M1	18	21
M180	20	24

Cities	Distance (Miles)	Time (Minutes)
Doncaster	9	18
Sheffield	27	40
Manchester	56	69
London	59	74

Transport	Distance (Miles)	Time (Minutes)
Doncaster Sheffield Airport	8	17
East Midlands Airport	52	64
Port of Hull	58	70



UTILITIES/SERVICES

We are advised the property benefits from all mains utilities connections.

Further details of incoming utilities capacities are available on request.

PLANNING

We are advised the property benefits from a B2/B8 planning consent.

All parties are advised to make their own enquiries with the relevant local authority for any additional queries.

BUSINESS RATES

Rateable Value (2023): £219,000 (Factory and Premises)

EPC

A - 23

TENURE

The property is on a leasehold basis, by way of sub-lease or assignment, expiring 26 August 2029

The existing lease contains a tenant only rolling break clause that can be triggered any time from 26 August 2024 onwards, subject to six months notice.

RENT

On application.

VAT

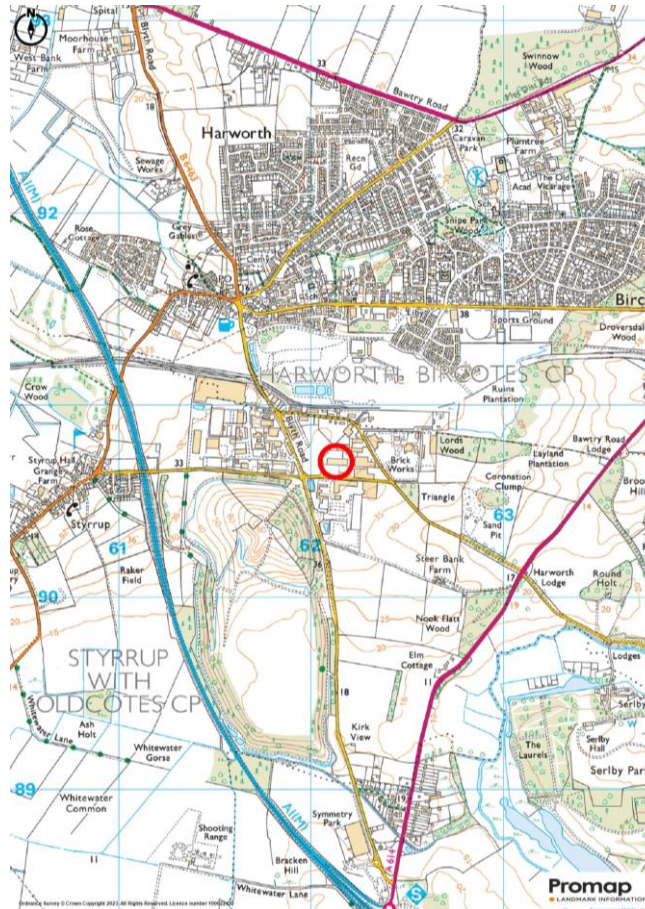
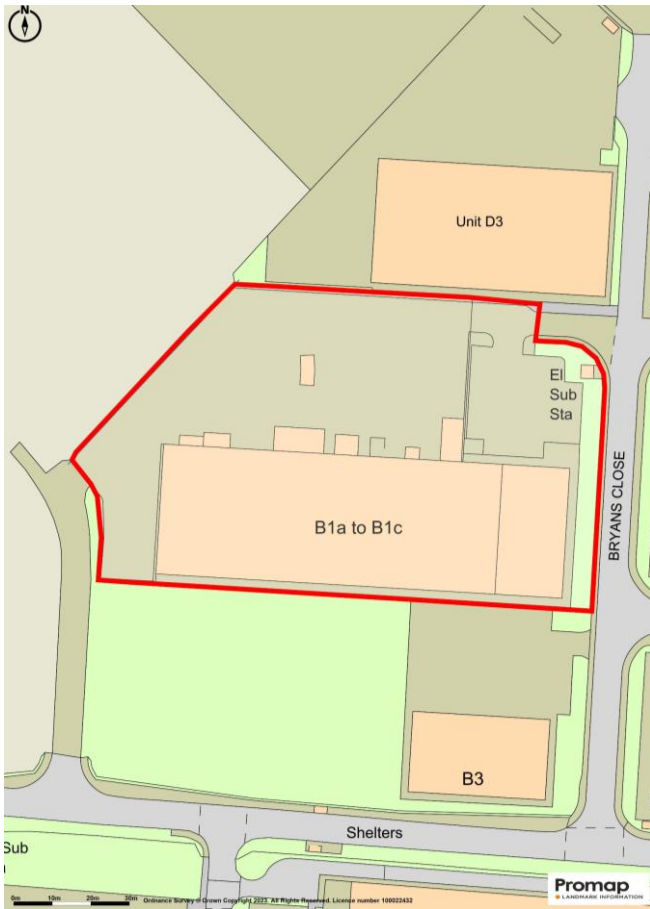
VAT is applicable to the transaction.

LEGAL COSTS

All parties are to be responsible for their own legal costs.

ANTI MONEY LAUNDERING REGULATIONS

The money laundering regulations require identification checks are undertaken for all parties purchasing or leasing property. Before a business relationship can be formed we will request proof of identification for the acquiring entity.



CONTACT

Viewings are by appointment strictly through Gerald Eve LLP.
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Particulars issued August 2023.