

Unit D2B, Bryans Close
Harworth DN11 8RY

5,650 SqFt (524.88 SqM)

- Modern warehouse
- Established location
- Dedicated yard area

TO LET

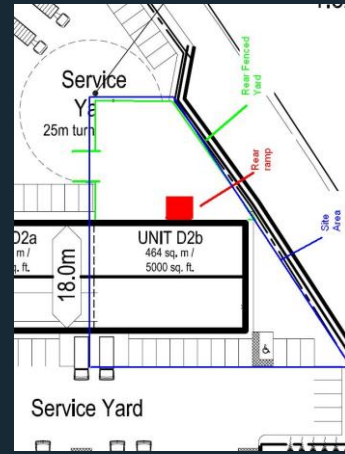
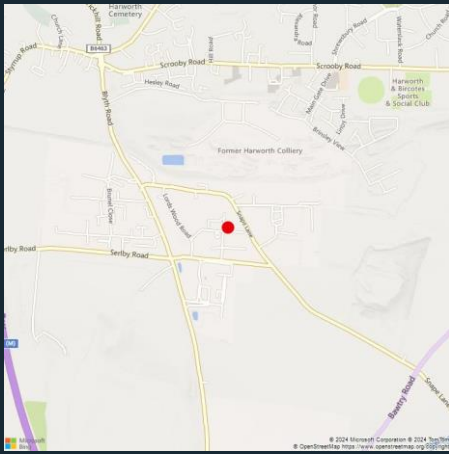


RICS

the mark of
property
professionalism
worldwide

barnsdales™

4 Sidings Court, Doncaster DN4 5NU



LOCATION

The property is located on Bryans Close accessed from Serlby Road in Harworth 8 miles to the north of Worksop and 10 miles to the south of Doncaster. Serlby Road links directly to Blyth Road which provides access to junction 34 of the A1(M) approximately 1.5 miles to the south.

DESCRIPTION

PROVISIONAL LISTING

The property comprises a self-contained industrial unit with ground level roller shutter loading door with offices on the ground and first floor.

Internally the main warehouse space is 4,427 sq ft . The eaves height is XXX metres.

The unit also has 633 sq ft of offices on the ground floor and 591 sq ft of offices on the first floor.

Externally, the unit benefits from its own gated entrance and fenced secure yard.

RENT

On Application

SERVICES

None of the services have been tested and interested parties are advised to satisfy themselves in this regard.

ENERGY PERFORMANCE CERTIFICATE (EPC)

TBC

RATING

The adopted rateable value is £35,250 as at 1st April 2023.

VALUE ADDED TAX

Unless otherwise stated, all rents and sale prices are quoted exclusive of VAT. Any prospective lessee or purchaser must independently satisfy himself or herself as to the incidence of VAT in respect of any transaction.

ACCOMMODATION

Total 5,650 SqFt (524.88 SqM)

INSPECTIONS & FURTHER INFORMATION

Viewings strictly by prior appointment with the agents:

Jason Barnsdale MRICS

Barnsdales - Chartered Surveyors

Tel: 07836 53 40 40

jason@barnsdales.co.uk

Disclaimer

Misrepresentation Act 1967: Barnsdales for itself and for the vendor(s) or lessor(s) of this property whose agent it is give notice that:

1. These particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these particulars as to the property(s) are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Barnsdales nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to the property. 5. None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in safe and working order.

Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT.

Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by Barnsdales to ensure accuracy and to check the facts contained within these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.