

# Unit D3, Bryans Close Harworth DN11 8RY

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**7,535 SqFt** (700.00 SqM)

- Modern warehouse
- Established location
- Dedicated yard area
- 7.5 metre eaves

# TO LET



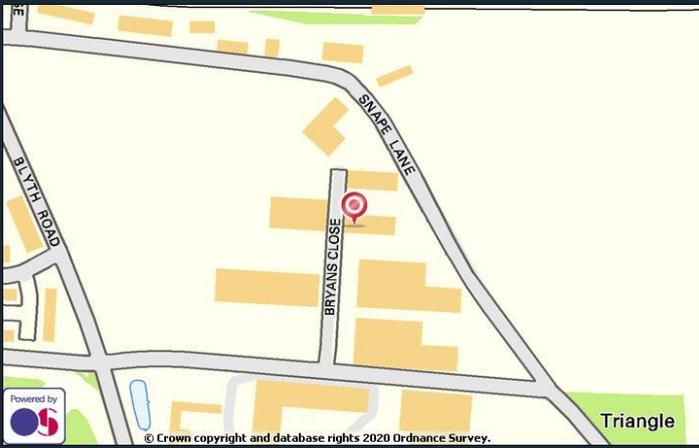
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## LOCATION

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

The property comprises part of the Agri Argo Tractors building which will be divided off to provide self-contained accommodation with a ground level roller shutter loading door to the front and pedestrian entrance.

Internally there will be the main warehouse space with an office and WC facilities. The eaves height is 7.5 metres.

Externally, the entrance will be shared with Agri Argo Tractors however the unit will benefit from its own secure yard.

## RENT

£35,000 per annum

## SERVICES

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

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property will be reassessed once split.

## RATING

The adopted rateable value is to be reassessed once the building is split.

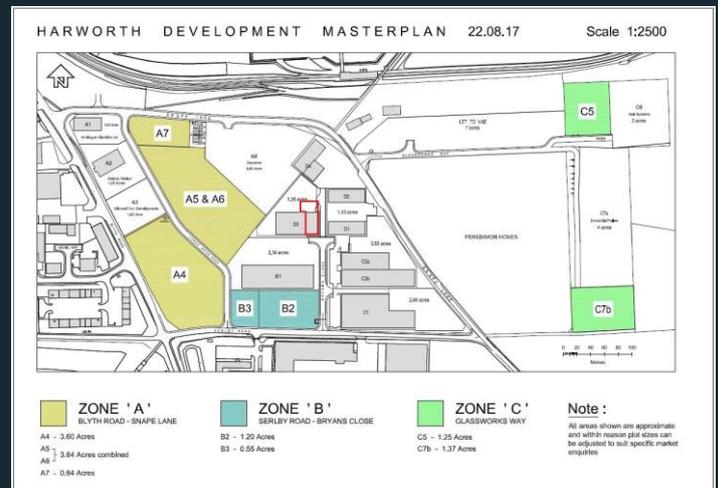
## VALUE ADDED TAX

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

Ground	7,535 SqFt (700.00 SqM)
<b>Total</b>	<b>7,535 SqFt (700.00 SqM)</b>



## INSPECTIONS & FURTHER INFORMATION

Viewings strictly by prior appointment with the agents:

Craig Goody MRICS  
 Barnsdales - Chartered Surveyors  
 Tel: 01302 308 182  
 craig@barnsdales.co.uk

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**01302 323 453**

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