

Thorne Enterprise Park

King Edwards Road Thorne DN8 4HU

Warehouse | 2,500 - 5,000 ft²



24-hour access



Electric roller shutter door



Secured estate

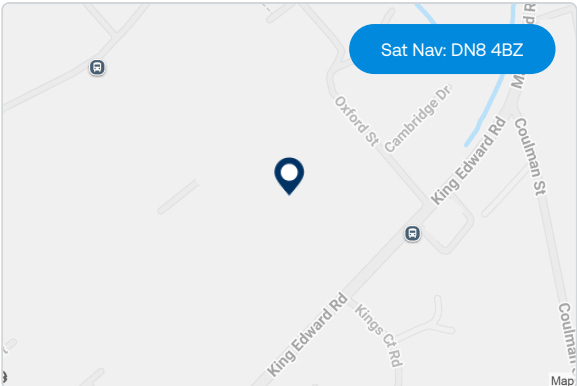


Car parking space

Available to Let



LastMile**First** | mileway.com



Description

Units B2 and D1 each offer 2,500 sq. ft. of versatile industrial space, combining warehouse functionality with integrated office areas. All units benefit from 4.5m eaves height, 3.6m roller shutter doors, W/C facilities, and kitchenettes. Unit B2 provides a practical layout ideal for a range of industrial uses, while Unit D1 includes a front room suitable for reception or light office use, offering flexibility for various occupiers.

Further information

EPC
Unit B2 - B,
Unit D1 - D,

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

Location

Thorne Enterprise Park is a secure, multi-tenanted industrial estate located less than 1 mile from Junction 6 of the M18, offering excellent connectivity for logistics and distribution. The estate comprises steel portal frame units with profiled sheet cladding and benefits from shared parking, perimeter fencing, and gated access.



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit B2	Warehouse	2,500	Immediately	1,927
Unit D1	Warehouse	2,500	Immediately	1,927
Total		5,000		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three-year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

[Book a viewing](#)

Mileway

Charles Chilufya
yorkshire@mileway.com
0113 8683776

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

Mileway