

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

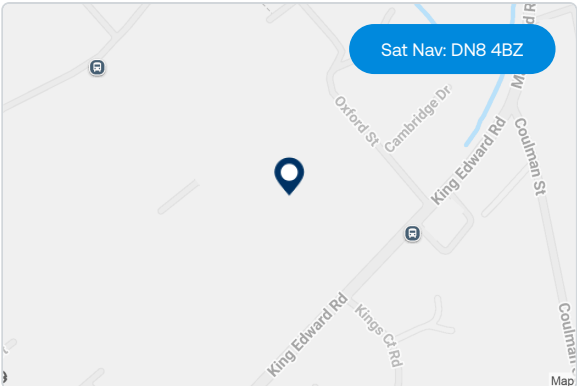


To be refurbished during Q1

Available to Let



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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	2,031
Unit D1	Warehouse	2,500	Immediately	2,031
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.

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