

# Thorne Enterprise Park

King Edwards Road Thorne DN8 4HU

Warehouse | 2,500 ft<sup>2</sup>



24-hour access



Electric roller shutter door



Secured estate



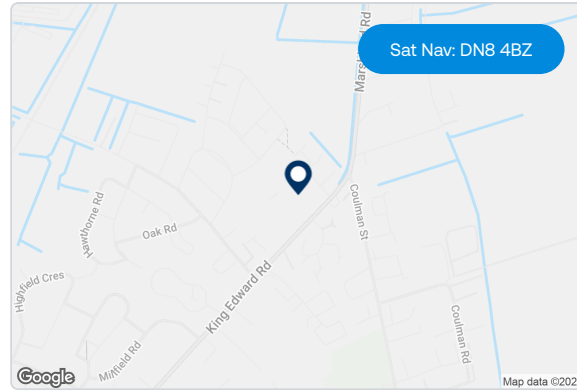
Car parking space



Refurbished

Available to Let





## Description

Units offer 2,500 sq. ft. of versatile industrial space. Both units have recently been refurbished and benefit from 4.5m eaves height, 3.6m roller shutter doors, LED lighting, W/C facilities, and tea points. With open plan layouts, these spacious units are suitable for a range of industrial uses. Thorne Enterprise Park is a gated and secure estate, with a large communal yard to accommodate both large and small vehicles.

## Further information

### EPC

Unit A1: E, Unit B1: D,  
Unit B2: B, Unit D1:  
B,

### 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 A1	Warehouse	2,500	Coming soon	1,771
Unit B1	Warehouse	2,500	Immediately	1,771
Unit B2	Warehouse	2,500	Immediately	1,771
Unit D1	Warehouse	2,500	Immediately	1,771
Total		10,000		

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](#)

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