

Thorne Enterprise Park

King Edwards Road Thorne DN8 4HU

Warehouse | 2,500 ft²



24-hour access



Electric roller shutter door



Secured estate



Car parking space



Refurbished

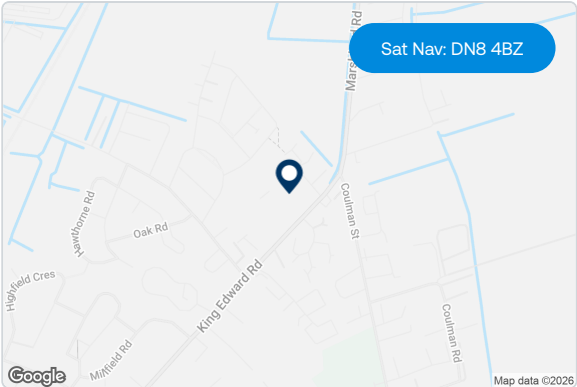
Available to Let





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.



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.

Further information

EPC
EPC is available upon request.

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

Terms
Reduced rents are available for a limited time only and vary depending on lease length and agreed terms. Rents may be reviewed and adjusted on renewal. Full terms and conditions available on request.

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

[Book a viewing](#)

Charles Chilufya
Mileway
yorkshire@mileway.com
0113 8683776

Kitty Hendrick
Knight Frank
Kitty.Hendrick@knightfrank.com
0114 241 3907

Lewis Cove
PPH
Lewis.Cove@pph-commercial.co.uk
01302640351

Oliver Hodson
Knight Frank
oliver.hodson@knightfrank.com
07929796031

Clarke Robinson
PPH
clarke.robinson@pph-commercial.co.uk
07741262698



Accommodation:

Prices are valid for 2026 only

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	Reduced Rent (£)	EPC
Unit A1	Warehouse	2,500	Coming soon	1,771	1,354	C
Unit B1	Warehouse	2,500	Immediately	1,771	1,354	D
Unit B2	Warehouse	2,500	Immediately	1,771	1,354	B
Unit D1	Warehouse	2,500	Immediately	1,771	1,354	D
Total		10,000				

Terms and Conditions: Reduced rents are available for a limited time only and vary depending on lease length and agreed terms. Rents may be reviewed and adjusted on renewal. Full terms and conditions available on request.

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