



Modern Industrial/Warehouse Unit 2,500 Sq Ft (232.25 Sq M)

- Close to J6 of the M18
- Modern end of terrace unit
- Easy Access to Thorne Town Centre

Modern Industrial/Warehouse Unit

2,500 Sq Ft (232.25 Sq M)

Location

The premises are situated in an established industrial location to the North of Thorne town centre, close to the junction of the M18 and M180 motorways. Thorne Enterprise Park is located 10 miles North of Doncaster city centre and 12.5 miles West of Scunthorpe.

The estate is located along King Edward Road a short distance from J6 of the M1 motorway.

Description

Thorne Enterprise Park is a gated, self-contained industrial estate with 12 semi-detached and terraced units arranged around a central courtyard. Unit A1 is an end terraced industrial unit which comprise of steel portal frame with profiled sheet cladding. Benefiting from car parking outside the units and are part of a secured estate occupied by 10 businesses with a range of uses.

Accommodation

| DESCRIPTION | SQ FT | SQ M |
|--------------|--------------------|--------------------|
| Unit 1A | 2,500 | 232.25 |
| TOTAL | 2,500 SQ FT | 232.25 SQ M |

Terms

The property is available by way of a new lease on terms to be agreed.

VAT

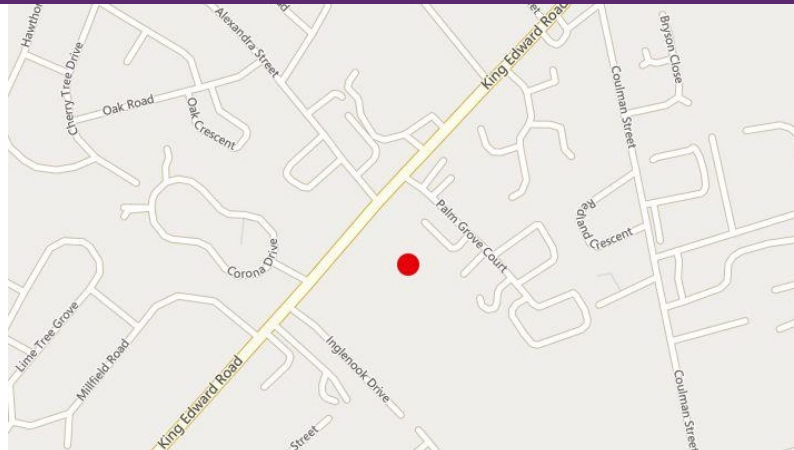
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

The rateable value of the unit is available upon request.

EPC Rating

EPC Available upon request



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

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