



**NORTHERN TRUST**  
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# TO LET

## DENABY LANE INDUSTRIAL ESTATE

COALPIT ROAD | DENABY | DN12 4LH

### INDUSTRIAL UNITS

1,033 - 5,005 SQ FT

#### KEY FEATURES

- Established Location
- Securely Fenced and Gated Site
- Ample Parking Provision
- Good Transport Links
- Excellent Local Amenities



#### CONTACT US:

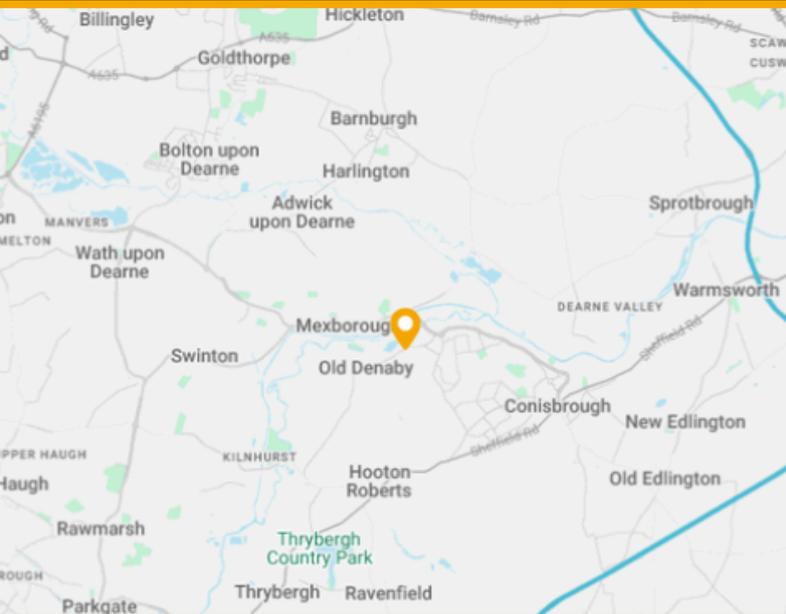
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# DENABY LANE INDUSTRIAL ESTATE

COALPIT ROAD | DENABY | DN12 4LH



## LOCATION

Denaby Lane Industrial Estate forms part of a well-established commercial and industrial hub, positioned midway between Barnsley, Doncaster, and Rotherham. The estate is accessed from Coalpit Road, just off the A6023, which links directly into the A630. From here, Junction 36 of the A1(M) is less than 5 miles away, providing excellent transport links to Sheffield, Leeds, and the wider motorway network.

The surrounding area offers a range of local amenities, including shops, food outlets, and services, with the Manor Farm Fayre & Square restaurant less than a mile from the estate. Mexborough town centre is also close by, providing further facilities for businesses and employees.

## MODERN INDUSTRIAL UNITS 1,033 - 5,005 SQ FT

## DESCRIPTION

Denaby Lane Industrial Estate comprises a total of 12 modern workshop and industrial units. The units are arranged across five blocks within a securely fenced and gated site, ensuring controlled access and peace of mind for occupiers.

The estate provides ample car parking and benefits from shared forecourts with generous circulation space, designed to accommodate deliveries, staff parking, and visitors. Units are constructed to a durable modern specification, with steel frame construction, reinforced concrete floors, and a combination of brickwork and metal cladding walls. Roofs are pitched insulated metal deck with translucent rooflights providing natural light.

## KEY FEATURES

- Well-established commercial and industrial hub
- Shared forecourts with generous circulation space
- Mains services including three-phase electricity
- Reinforced concrete floors
- Pitched insulated roofs with natural rooflights
- Excellent access to the A630 and Junction 36 of the A1(M), only 5 miles away



## EPC

A copy of the individual EPC certificates are available upon request.

## TERMS

There are a range of flexible leasing options available. For further details please contact us.

## VIEWING & FURTHER INFO

For further information or to arrange a viewing, please contact us



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