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# TO LET

## THORNTON STREET INDUSTRIAL ESTATE

THORNTON STREET | GAINSBOROUGH | DN21 1JT

### INDUSTRIAL UNITS

517 - 2,530 SQ FT

### KEY FEATURES

- Modern Industrial Units
- Flexible and Affordable Workspace
- Secure Site
- Excellent Transport Links
- Ample Parking
- Nearby Amenities



### CONTACT US:

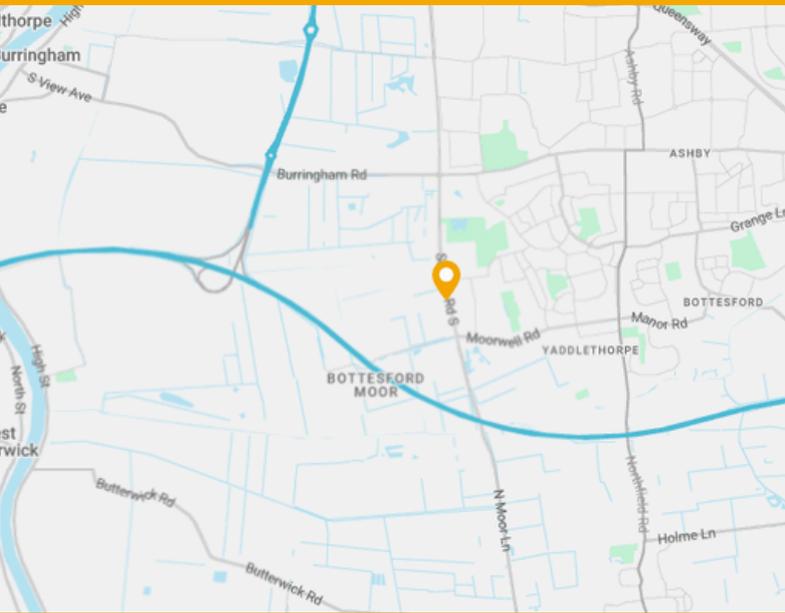
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# THORNTON STREET INDUSTRIAL ESTATE

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## LOCATION

Thornton Street Industrial Estate occupies a convenient and well-connected position just off Bridge Street, close to the heart of Gainsborough. The estate benefits from excellent transport connections via the A631 and A159, linking the town to Doncaster, Scunthorpe, and the A1(M) for access to the wider motorway network.

Situated near the River Trent, the estate provides a practical location within walking distance of Gainsborough town centre (11 minutes), where occupiers can find a full range of retail outlets, eateries, and financial services.

With its combination of accessibility, nearby amenities, and secure setting, Thornton Street Industrial Estate offers a convenient and well-equipped base for businesses seeking high-quality space in a central Gainsborough location.

## MODERN INDUSTRIAL UNITS 517 - 2,530- SQ FT

### DESCRIPTION

Thornton Street Industrial Estate provides a total of 10,175 sq ft of modern industrial and workshop accommodation arranged across three separate blocks. The development comprises two terraced blocks and one semi-detached block, offering a range of unit sizes from 517 sq ft up to 2,530 sq ft, suitable for a variety of business uses.

Each unit is of steel-framed construction with reinforced concrete floors, profile metal sheet roofing, and brick or blockwork elevations. Every unit benefits from a dedicated loading door and separate pedestrian entrance, allowing for efficient access and use.

### KEY FEATURES

- Modern steel-framed units with concrete floors
- Dedicated loading doors and separate personnel entrances
- Central shared yard providing good circulation and parking
- Three-phase electricity
- Gainsborough town centre just 11 minutes' walk away
- Close to the A631 providing direct access to J34 of the A1(M), approximately 22 miles west



### 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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