



TO LET

LIDGET LANE INDUSTRIAL ESTATE

Albion Drive, Thurnscoe, S63 0BA

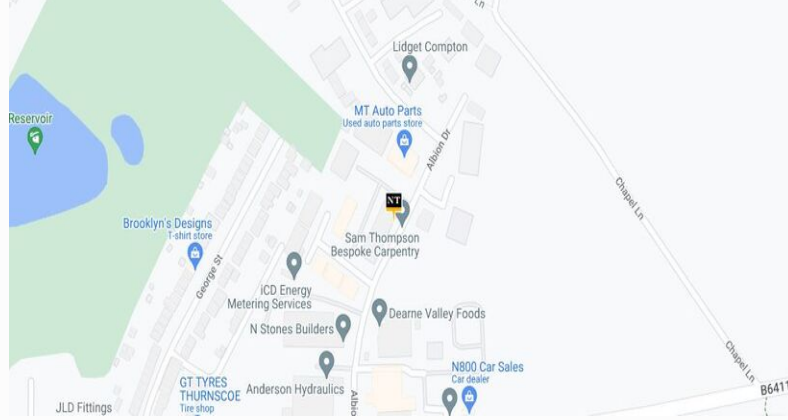


- Conveniently located for A1(M), Barnsley, Doncaster & Rotherham
- Excellent transport links with J37 of the M1 nearby
- Large shared forecourt with good parking provisions
- Secure fenced site with gated access
- Flexible leasing options available



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WORKSHOP / INDUSTRIAL UNITS
746 to 1,994 sq ft (69 to 185 sq m)



TRAVEL DISTANCE

	Miles	Mins	Transport
A1(M)	4	5	Car
M1 (via Dearne Valley Pkwy)	10	16	Car
Doncaster	7	14	Car
Barnsley	10	20	Car
Rotherham	11	22	Car

Source: theAA.com

Lidget Lane Industrial Estate

Albion Drive, Thurnscoe



DESCRIPTION

Lidget Lane provides over 13,00 sq ft of modern business space, split into 11 units. The units are arranged in 3 blocks, two terraces and a semi detached block around a central courtyard. Each unit has a sectional up and over loading door and separate personnel entrance door.

SPECIFICATION

- Reinforced concrete floors
- Sectional loading doors and separate personnel entrances
- Mains services including 3 phase electricity available to the units
- Some units benefit from an internal office space
- Large shared forecourt with parking spaces

EPC

Copies of individual EPC's are available upon request.

LOCATION

Lidget Lane Industrial Estate is located on Albion Drive off Lidget Lane (B6411) on the edge of Thurnscoe Village. Thurnscoe is located approximately 1 mile from the A635 Barnsley Road connecting Barnsley (9 miles away) to the A1M (Junction 37) which is 4 miles away. Doncaster lies some 7 miles to the east and Rotherham 11 miles to the south. Junction 37 of the M1 at Dodworth is also approximately 11 miles away.

TERMS

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

VIEWING / FURTHER INFO

Please contact us regarding availability and to arrange a viewing



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