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TO LET

LIDGET LANE INDUSTRIAL ESTATE

ALBION DRIVE | THURNSCOE | S63 0BA

INDUSTRIAL UNITS

746 - 1,994 SQ FT

KEY FEATURES

- Modern Industrial Units
- Steel Portal Frame Design
- Reinforced Concrete Floors
- Secure Site
- Excellent Regional Connectivity
- Local Amenities



CONTACT US:

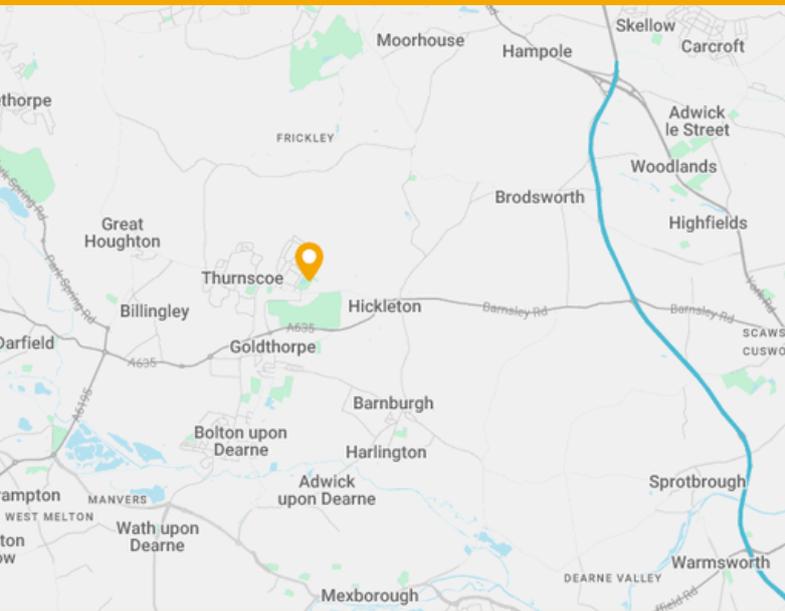
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LIDGET LANE INDUSTRIAL ESTATE

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LOCATION

Lidget Lane Industrial Estate is prominently located on Albion Drive, just off Lidget Lane (B6411), on the edge of Thurnscoe Village. The estate benefits from excellent regional connectivity, lying just one mile from the A635 Barnsley Road, which links Barnsley, approximately 9 miles to the west, with the A1(M) at Junction 37, only 4 miles to the east. Doncaster is situated 7 miles to the east, Rotherham 11 miles to the south, and the M1 motorway at Junction 37, Dodworth, is around 11 miles away, providing convenient access to the wider South Yorkshire and Midlands motorway networks.

Thurnscoe itself provides a range of local amenities, with additional services and retail opportunities available in Barnsley, Doncaster, and Rotherham. The estate's combination of strong transport links, secure facilities, and flexible accommodation makes it a well-positioned business location for both local and regional occupiers.

MODERN INDUSTRIAL UNITS 746 - 1,994 SQ FT

DESCRIPTION

Lidget Lane Industrial Estate comprises a development of 11 single-storey light industrial and warehouse units, constructed around a steel portal frame design. The units are clad in cavity brick and blockwork to the lower elevations, with profile metal sheet cladding above, and are covered by pitched insulated profile metal sheet roofs incorporating translucent roof lights to enhance natural lighting.

Each unit is designed for modern business use and features a sectional up-and-over loading door and a separate personnel entrance door, ensuring easy access and operational efficiency

KEY FEATURES

- Securely Fenced and Gated Estate
- Sectional up-and-over loading doors
- Large shared forecourt with parking spaces
- Three-phase electricity
- Some units with integral office accommodation
- Established industrial location close to Thurnscoe Village
- 4 miles from A1(M), Junction 37



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.



BUSINESS UNITS TO LET ACROSS THE UK

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