



**TO LET**

# LIDGET LANE INDUSTRIAL ESTATE

Albion Drive, Thurnscoe, S63 0BA



- Convenient for A1(M), Barnsley, Doncaster & Rotherham
- Junction 37 M1, Dodworth approx 11 miles
- Modern Industrial and Storage units in a range of sizes
- Fenced and Gated Estate
- Range of Flexible Tenancy options Available

**WORKSHOP / INDUSTRIAL UNITS**  
**746 to 1,994 sq ft (69.3 to 185.2 sq m)**



## TRAVEL DISTANCE

	Miles	Mins	
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

The estate comprises a development of 11 single-storey, steel portal framed light industrial/warehouse units under pitched insulated profile metal sheet roofs. The walls are clad in cavity brick and blockwork with profile metal sheet cladding above. 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 with offices
- Large shared forecourt yard with parking spaces
- Fenced and Gated estate

## EPC

Copy EPCs on request for available units.

## LOCATION

The property is located on Albion Drive off Lidget Lane (B6411) on the edge of Thurnscoe Village. Thurnscoe is located approximately one 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

A range of both flexible or fixed term Tenant Internal Repairing Tenancy Agreements are available by negotiation.

Rents are payable monthly by direct debit. Deposit payable on completion and guarantees may be required (subject to status)

## VIEWING / FURTHER INFO

Please contact us for current availability and viewing arrangements



**Whittle Jones - The Gateway, Fryers Way, Silkwood Park, Ossett, Wakefield WF5 9TJ**

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