

# TO LET

Various industrial/workshop units  
From 749 to 1,994 sq ft (69.3 to  
185.2 sq m).



**Lidget Lane Industrial Estate**  
Albion Drive, Thurnscoe, S63 0BA



# TO LET - LIDGET LANE INDUSTRIAL ESTATE



**Lidget Lane Industrial Estate , Albion Drive,  
Thurnscoe, S63 0BA**



- Junction 37 M1, Dodworth approx 11 miles
- Modern Industrial and storage units in a range of sizes
- Fenced and gated estate
- Some units benefit from an internal office space
- Reinforced concrete floors
- Mains services including 3 phase electricity available to the units
- Large shared forecourt with parking spaces
- Flexible terms are available



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# TO LET - LIDGET LANE INDUSTRIAL ESTATE

## 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 which connects Barnsley to the A1 (Junction 37).

## Description

The estate comprises of a development of 11 single storey, steel portal framed light industrial / warehouse units. The walls are clad in cavity brock and blockwork with profile metal sheet cladding above. Each unit has a sectional up and over loading door and separate personnel entrance door.

## Accommodation

Various industrial and workshop units from 749 to 1,994 sq ft (69.3 to 185.2 sq m).

## Guide Rental

Price on application.

## Tenure

Units are available to let immediately by way of new lease, on effective full repairing and insuring terms to be agreed, however a minimum term of three years is envisaged, more flexible lease options may be available.

Please contact the agent for further information.

## Business Rates

Please contact the agent for more information. Qualifying occupiers may benefit from 100% business rates relief.

## Services

Mains water, drainage and electricity are understood to be connected to the property. We must stress that none of these services have been checked or tested.

## EPC

Energy Performance Ratings on request for available units.

## Anti Money Laundering

The successful Tenant will be required to submit information to comply with Anti Money Laundering Regulations.

## VAT

Unless otherwise stated, all prices and rents quoted are exclusively of Valued Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

## Viewings

Strictly by prior arrangement with the agent.





# LIDGET LANE INDUSTRIAL ESTATE



## Approximate Travel Distances



### Locations

- Doncaster (7 miles)
- Barnsley (10 miles)
- A1 (4 miles)

### Sat Nav Post Code

- S63 0BA



### Nearest station

- Doncaster Station ( 7.9 miles)



### Nearest Airports

- Doncaster Sheffield Airport (14.7 miles )



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