

TWO INDUSTRIAL /  
WAREHOUSE UNITS & YARD

**FOR SALE.**

UNITS 25 & 26 KING EDWARD ROAD • THORNE •  
DONCASTER • DN8 4HU



- Two Connected Industrial Units with Yard
- 1,296 Sq M (13,952 Sq Ft)
- Close To J6 Of The M18

- Suit Various Uses
- Ideal For Investors & Owner Occupiers
- Good Sized Yard / Parking Area



**FLINT**  
REAL ESTATE





## DESCRIPTION

**The building features two interlinked industrial units, each equipped with loading doors, W/C facilities and office spaces.**

**The units feature a largely open-plan layout with some mezzanine and office areas**

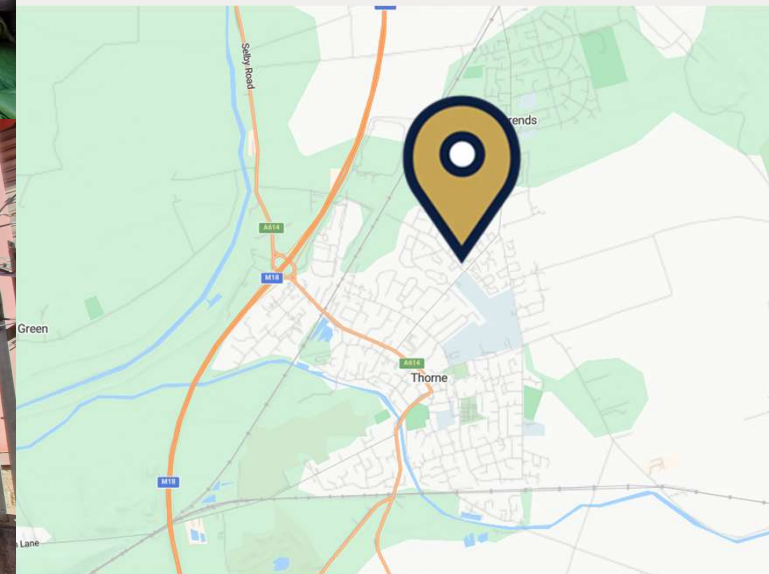
- Two loading doors
- 3 phase electric supply
- Eaves height of up to 5.79m
- Useful concrete yard area
- Fenced and secure site
- Useful office areas at ground & first floor
- Established industrial estate location
- Suit various industrial and storage uses
- Potential to split the units and rent each unit separately
- Suitable for owner occupiers and investors



## LOCATION

The property is situated on the north side of King Edward Road in Thorne, which is located to the north of Doncaster, adjacent to the M18. The location provides excellent connectivity to local amenities and is close to the M18, providing further onward access to the A1 (M), M62 and M1 motorway network. J6 of the M18 is around 5minutes drive away.

The property is situated in an established industrial location near to local and national occupiers, including trade counter,.



SAT NAV: DN8 4HU



MINIVANS.SWERVES.GLITZ





FREEHOLD OUTLINED BELOW, WITH  
THE MAIN PROPERTY BOUNDARY  
EDGED RED & ACCESS ROAD  
HATCHED BLUE.





## ACCOMMODATION

The building extends to a Gross Internal Area of circa 1,296 Sq M (13,952 Sq Ft) sitting on a site of around 0.55 acres net (once the access road land is deducted).

Unit	Sq M	Sq Ft
Unit 25 GF	616	6,631
Unit 25 FF	32	345
Unit 26 GF	616	6,631
Unit 26 FF	32	345
<b>Total</b>	<b>1,296</b>	<b>13,952</b>

## ASKING PRICE

Price on application.

Please contact the agents for more information.

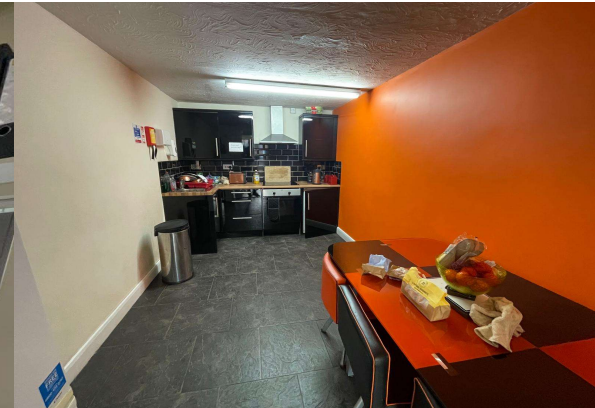
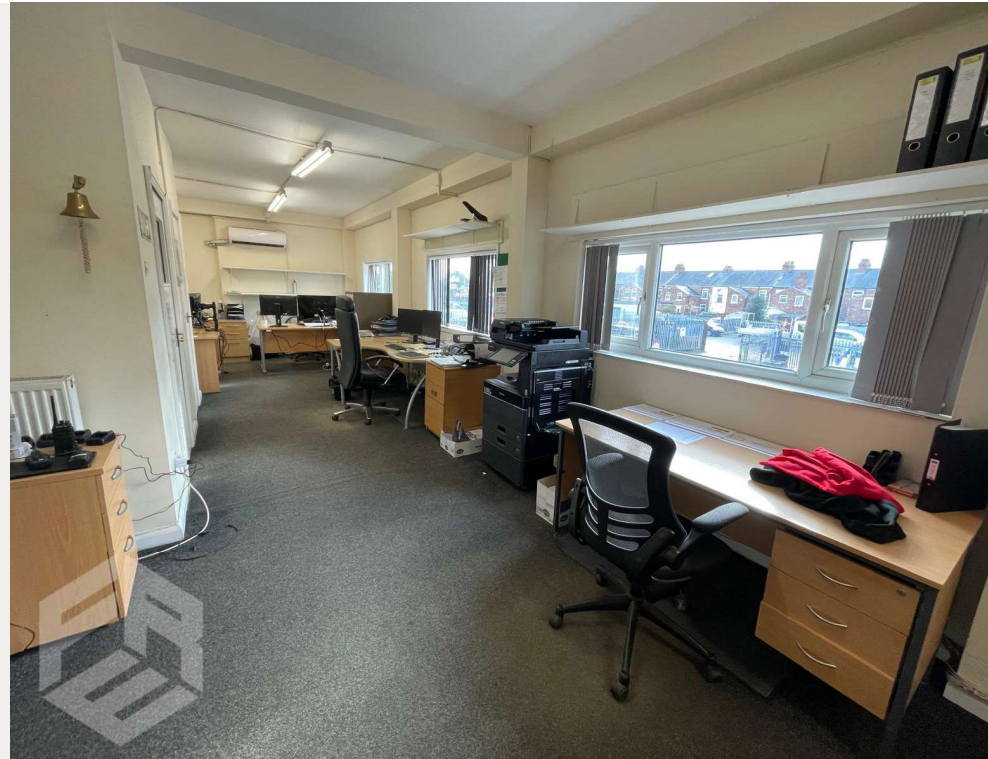
## TENURE

Freehold.

## EPC

Unit 25 Rating: D

Unit 26 Rating: C



## BUSINESS RATES

Please contact the Agents for more information.

## VAT

Price quoted is exclusive but may be subject to VAT.

## SERVICES

Mains services including 3-phase power supply are connected.

## AML

Purchasers are required to supply information to comply with Anti Money Laundering Regulations.

## VIEWINGS

By appointment with the Sole Agents below:

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