



GentVisick

FOR SALE

**Unit 23 Frontier Works, King Edward Road, Thorne,
DN8 4HU**

10,953 sq. ft (1,017.58 sq. m)

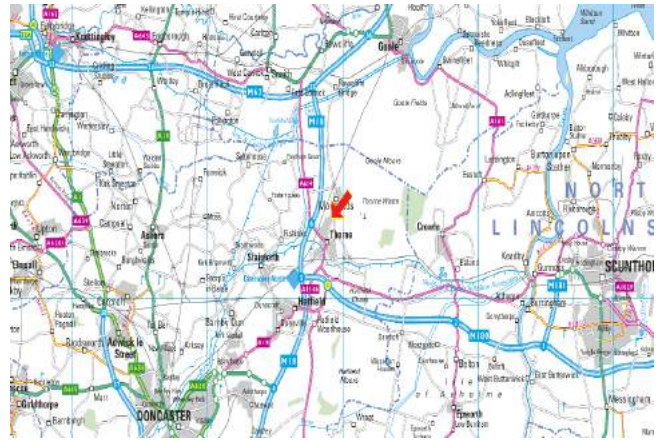
Industrial / Warehouse Premises

- Superb access to the M18, M62 and M1 Motorways
- Large secure yard area
- Loading via 2 ground level doors
- Good quality ancillary offices

☎ 0113 245 6000

➤ [GentVisick.com](https://www.gentvisick.com)





Location

The premises are strategically located circa 1/2 mile north of Thorne Town Centre, just over 1 mile from Junction 6 of the M18 Motorway, just under 6 miles from the M62 Motorway, approximately 12 miles to Doncaster Town Centre and circa 14 miles from the M1 Motorway.

The property is accessed off King Edward Road, which leads directly to Junction 6 of the M18 Motorway via Field Side (A614).

Description

The property provides an industrial / warehouse unit, which benefits from the following specification;

- Large secure yard area
- Loading via 2 ground level doors
- Good quality ancillary offices

Accommodation

| Accommodation | sq. m | sq. ft |
|----------------------|-----------------|---------------|
| Warehouse | 960.24 | 10,336 |
| Ground Floor Offices | 28.67 | 309 |
| First Floor Offices | 28.67 | 309 |
| Total | 1,017.58 | 10,953 |

Terms

The property is available on a freehold basis.

Price on application.

EPC

A copy of the EPC certificate and report are available on request.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

Viewings

For further information or to arrange a viewing please contact;

Jonathan Jacob
0113 285 5984
jonathan.jacob@gentvisick.com

Paul Mack
0113 285 5981
paul.mack@gentvisick.com

Daniel Walker
0113 200 3988
daniel.walker@gentvisick.com

☎ 0113 245 6000
➡ GentVisick.com



GentVisick

Misrepresentation Act: These particulars shall not form any part of any offer or contract, and no guarantee is given to the condition of the property or the accuracy of its description. A prospective tenant or purchaser is not to rely upon any representation made in the particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. No liability is accepted by us for any losses (however arising) directly or indirectly where reliance is placed on the contents of these particulars by any intending tenant or purchaser.