



CHARTERED SURVEYORS &  
PROPERTY CONSULTANTS

**COULMAN ROAD**  
**THORNE**  
**DN8 5JU**

**TO LET (MAY SELL)**  
**HIGH QUALITY MODERN INDUSTRIAL UNIT**



**20,580 SQ FT**  
**STANDING ON A SITE OF 3.06 ACRES**

## LOCATION

The Thorne industrial area is a well-established industrial zone adjacent to junction 6 of the M18 benefitting from excellent access to the A1, M1 and M62.

Coulman Road is located to the north east of Thorne Town Centre and is an established industrial area.

## DESCRIPTION

The property is a detached modern industrial unit of steel frame construction with brick and metal clad elevations which is currently split into 3 bays in accordance with the current use of the building. There is parking, loading and turning to the front of the unit with further loading areas to the side.

The building is fully lit and has a clear working height of 5.5 m and has loading access from 4 full height roller shutter doors.

Adjacent to the building there is a significant land area that can be developed further to provide extra yard or extensions to the existing building.

## ACCOMMODATION

(all areas gross internal)

Warehouse/factory	20,580 sq ft
Site area	3.06 acres

## PLANNING

We are informed that the property has planning consent for B2 use.

## ENERGY PERFORMANCE CERTIFICATE

An EPC is available upon request.

## RATEABLE VALUE

We understand the rateable value for the property is £43,250 although we would recommend that this figure is checked with the Rating Authority.

## TERMS

The property is available to let on the following basis:

1. The building and land in its entirety at a £145,000 pa exclusive.
2. The building standing on a site of 1.5 acres for a figure of £100,000 pa exclusive.
3. The expansion land on its own i.e. 1.5 acres at £45,000 pa exclusive.

Our Clients will consider a freehold sale of the whole property.

## VIEWING

Strictly by appointment only by contacting the sole agents, Nick Arundel at AWS Ltd on 0113 235 1362.

SUBJECT TO CONTRACT

