



**TO LET**

## **TODWICK ROAD INDUSTRIAL ESTATE**

**BOOKERS WAY, TODWICK ROAD, DINNINGTON S25 3SH**



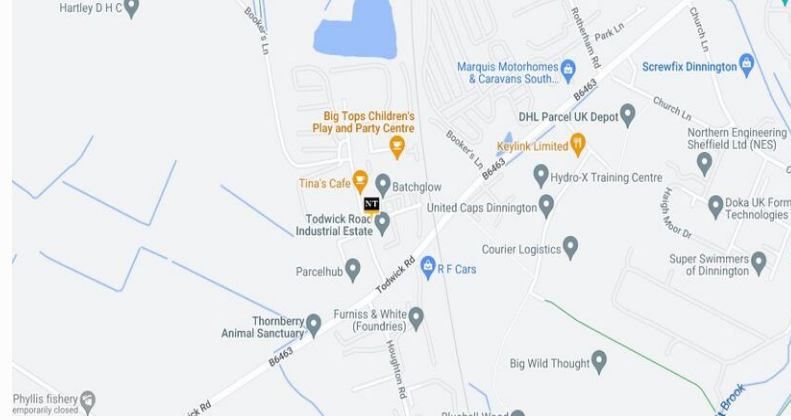
- **Excellent transport links with J31 of the M1 easily accessible**
- **Well established business location**
- **A range of modern industrial units**
- **Good parking and circulation space**
- **A range of local amenities close by**

**WORKSHOP / INDUSTRIAL UNITS**  
**786 to 14,000 sq ft (73 to 1300 sq m)**



**NORTHERN TRUST**

[www.ntrproperties.co.uk](http://www.ntrproperties.co.uk)



## TRAVEL DISTANCE

	Miles	Mins	Transport
J31 M1	2.5	4	Car
Sheffield	14.5	25	Car
Doncaster	17.5	25	Car
Rotherham	10.5	17	Car

Source: theAA.com

# TODWICK ROAD INDUSTRIAL ESTATE

Bookers Way, Todwick Road, Dinnington



## DESCRIPTION

Todwick Road Industrial Estate is a modern workshop / industrial scheme totalling 71,731 sq ft. The estate consists of 26 units ranging in size from 786 sq ft up to 14,000 sq ft, in a mixture of terraced, semi-detached and detached properties. The units have an up and over loading door with separate personnel door and the larger units incorporate integral office space. Externally the units benefit from a good parking provision and circulation space.

## SPECIFICATION

- Loading door with separate pedestrian access
- Reinforced concrete floor
- 3 Phase electricity supply / capability

## EPC

Copies of individual certificates available on request.

## TERMS

There are a range of flexible leasing options available. For further details please contact us.

## LOCATION

Todwick Road Industrial Estate is located in a popular location just off the B6463 (Todwick Road) in Dinnington. Dinnington is a town in South Yorkshire, and is part of the Metropolitan Borough of Rotherham. The town is almost equidistant from Sheffield to Rotherham, and is about 5 miles from Worksop.

The estate is accessed via Bookers Way and benefits from excellent transport links. Todwick Road provides direct access to the A57 Worksop Road which in turn leads to Junction 31 of the M1 only 3 minutes drive away. The M1 offers links to Barnsley, Wakefield and Leeds to the north, and Nottingham and Leicester to the south. Occupiers of the estate also have an array of local amenities nearby.

## VIEWING / FURTHER INFO

Please contact us for current availability and to arrange a viewing



2G The Gateway • Fryers Way • Silkwood Park • Ossett • Wakefield • WF5 9TJ

[yorkshire@northerntrust.co.uk](mailto:yorkshire@northerntrust.co.uk)

MISREPRESENTATION ACT: Northern Trust and their joint agents (if applicable) on behalf of proposing vendors or lessors and on their own behalf give notice that: (i) These particulars are set out as general information only for the assistance of intending purchasers or lessees. They do not constitute nor constitute part of an offer and will not be incorporated in any contract term; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are provided in good faith but without any liability of any kind on any proposing vendors or lessors. Any intending purchaser or lessee shall not rely on such information which is given on condition that any intending purchasers or lessees shall satisfy themselves by their own inspections or other enquiries about the property in all respects; (iii) no partner and no person employed by Northern Trust or their joint agents (if applicable) has any authority to make any representation or give any warranty whatsoever in relation to this property whether on behalf of proposing vendors or lessors of Northern Trust. October 2023. Designed and produced by Creativeworld Tel: 01282 858200.

Business Units To Let Across the UK

Follow us on

