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UNIT 3 Strawsons Building, CORRINGHAM ROAD IND ESTATE, Gainsborough DN21 1QB

Warehouse building TO LET £91,800 pax

- 5.6m eaves height (7.75m at central apex)
- Sprinkler system
- Two tail gate access doors + one ramped access door
- lighting
- WCs + offices
- EPC rating band D

Flexible lease terms available

3,098.51 sq m (33,352 sq ft)

Location

Unit 3 forms part of The Stawson's building which is a complex of industrial/storage units historically occupied by a single company but now refurbished and split into self-contained units.

The building is on the Corringham Road Industrial Estate in Gainsborough. The estate is just off the A631 to the west of the town centre. The estate comprises of a range of industrial and warehousing users along with trade occupiers including Graham and Jewson. The complex is accessed off Grange Road which is the first turning to the left as you enter the estate having turned in at the roundabout from Corringham Road.

Gainsborough is an attractive Lincolnshire Market Town situated approximately 19 miles North West of Lincoln, 21 miles West of Market Rasen and 23 miles North of Newark. The A1(M) is 16 miles East of Gainsborough. Gainsborough has a residential population of approximately 20,000 and a Local Authority catchment population of approximately 75,000.

Description

Unit 3 is a self-contained building with its own services other than the common sprinkler system within the complex. There is tailgate loading, with an internal loading area, along with a ramped loading door.

There is a small ground floor office, reception lobby area, staff area and male & female WCs. Stairs lead to a single small first floor office.

The building has lighting in parts.

Accommodation

The approx. gross internal areas are:

Warehouse	3,058.84 sq m (32,925 sq ft)
Offices and ancillaries	39.67 sq m (427 sq ft)
Total	3,098.51 sq m (33,352 sq ft)

Outside

Parking and loading to the front.

Services

Electricity and mains water/foul are believed to be connected.

Business Rates

The building is assessed to Rateable Value £64,000 in the 2017 list giving a rates payable for 2017/18 of £30,656 ignoring any phasing provisions. Occupies should independently check this information with West Lindsey District Council Tel 01427 676676.

Lease Terms

To let on a new lease for a term to be agreed at a rent of £91,800 (only £2.75 per sq ft) per annum + VAT. The rent is inclusive of maintenance etc. of the common parts of the estate including the sprinkler system. The building is available from October 2017 when the current tenant vacates.

VAT

VAT is charged on rent.

Legal Costs

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Each party to pay their own costs incurred in completing a lease.

EPC Rating

Unit 3 has an Energy Performance Certificate band D.

Viewing & Further Information

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