



**Unit 1, Peckett Plaza, Caldicott Drive,
Heapham Road, Gainsborough,
DN21 1FJ**

#10682/2024C

Unit 1, Peckett Plaza

Caldicott Drive, Heapham Road, Gainsborough, DN211FJ



Agreement

To Let



Detail

Industrial



Rent

Rental from: £60,000 pax



Size

1,988 sq m (21,290 sq ft)



Location

Gainsborough, DN211FJ



Property ID

#10682/2024C

For Viewing & All Other Enquiries Please Contact:



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JOINT AGENT

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Property

The unit is a self contained warehouse of steel portal frame construction with lined clad elevations.

The unit benefits from LED lights, 3 phase electricity and separate vehicular and pedestrian access. The two electric roller shutter doors have a width of 2.5m and a height of 4.4m. The unit also has a minimum working height of 4.65m and height to apex of 6.75m.

Unit 1 also has solar panels, which resulted in a cost saving of £13,925 in 2023. The tenant will benefit from the cost saving.

Externally there is an ample yard area, providing ample space for parking, circulation and loading facilities.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Total GIA	1,988	21,290

Energy Performance Certificate

Rating: A12

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for uses falling within B8 (Storage & Distribution) and B2 (Industrial Purposes) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations with the Local Planning Authority

Rates

Charging Authority: West Lindsey District Council
Description: Warehouse and Premises
Rateable value: £77,000
UBR: 0.512
Period: 2023-2024

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a minimum three year term.

Rent

Rental from **£60,000** per annum exclusive in year one.

VAT

VAT may be charged in addition to the rent at the prevailing rate.

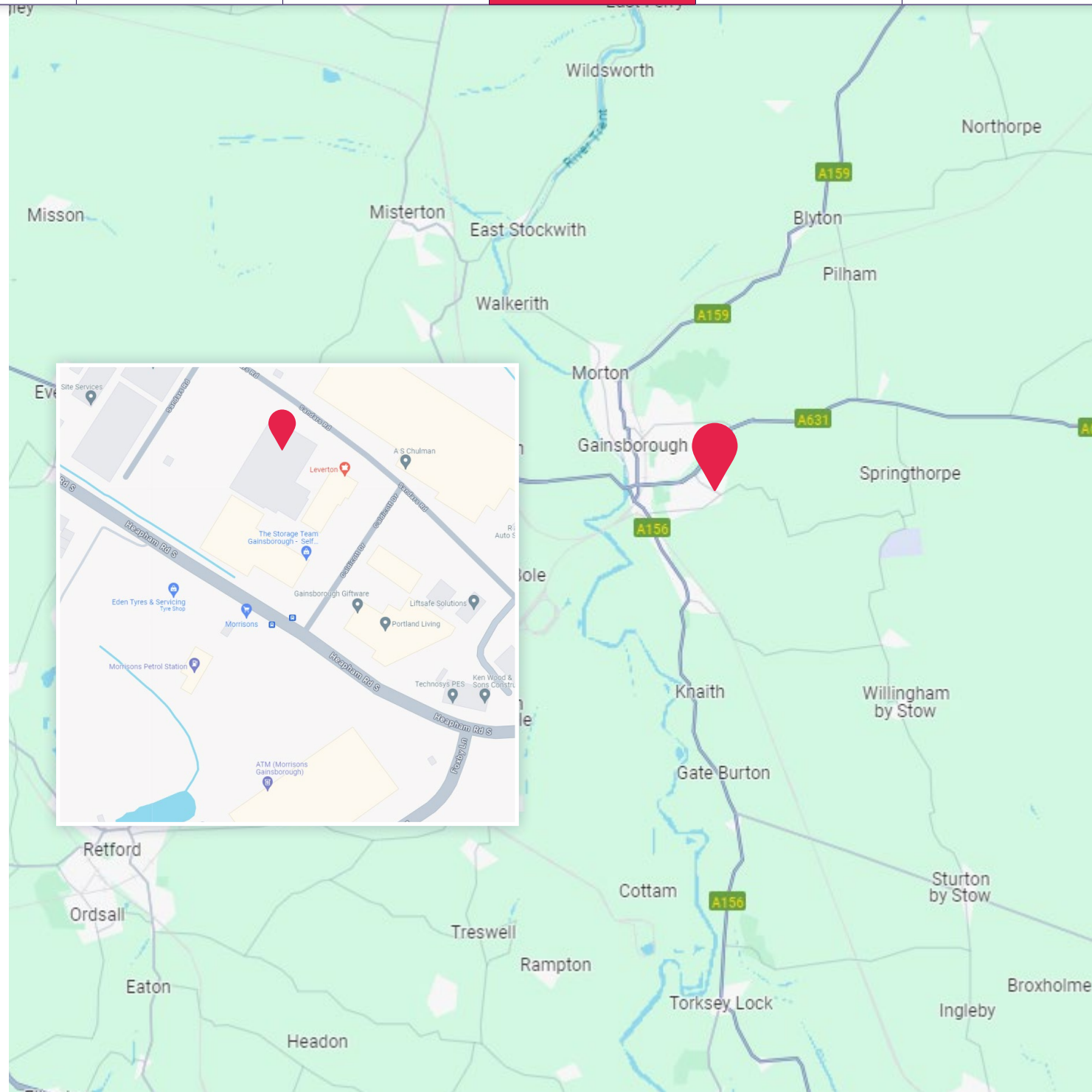
Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

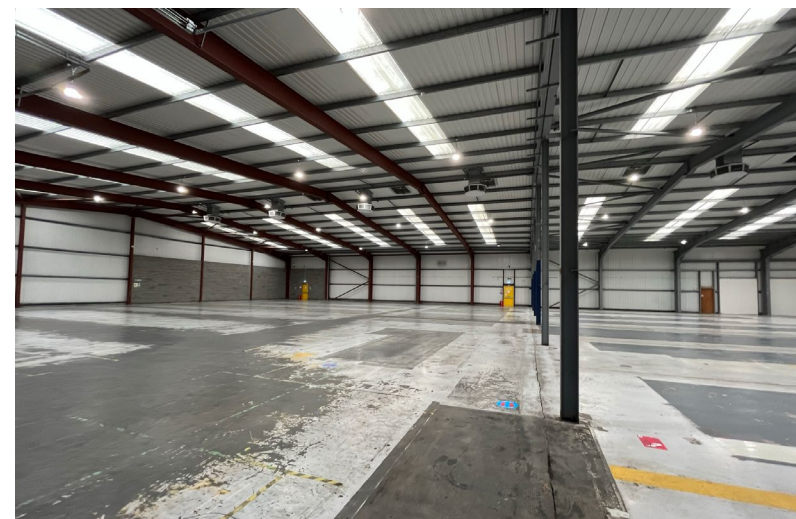
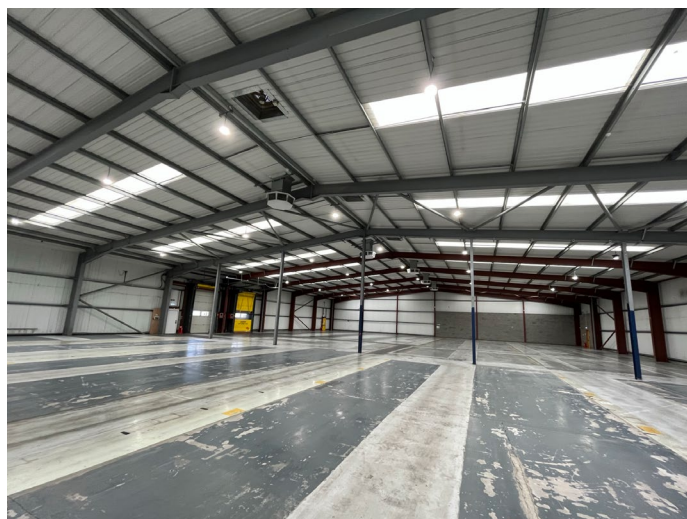
Location

Gainsborough is a busy Lincolnshire market town and the administrative centre for West Lindsey District Council. Gainsborough has a residential population of approximately 20,000 and a Local Authority catchment population of approximately 75,000. Since being awarded New Growth Status in 2008, Gainsborough has seen major growth and investment with circa 4,435 new homes to be developed by 2036. The historic market town has also been subject to a wide range of interventions from 'Thriving Gainsborough 2024' which will help further establish the physical, economic, social, and environmental characteristics of the town to increase economic prosperity.

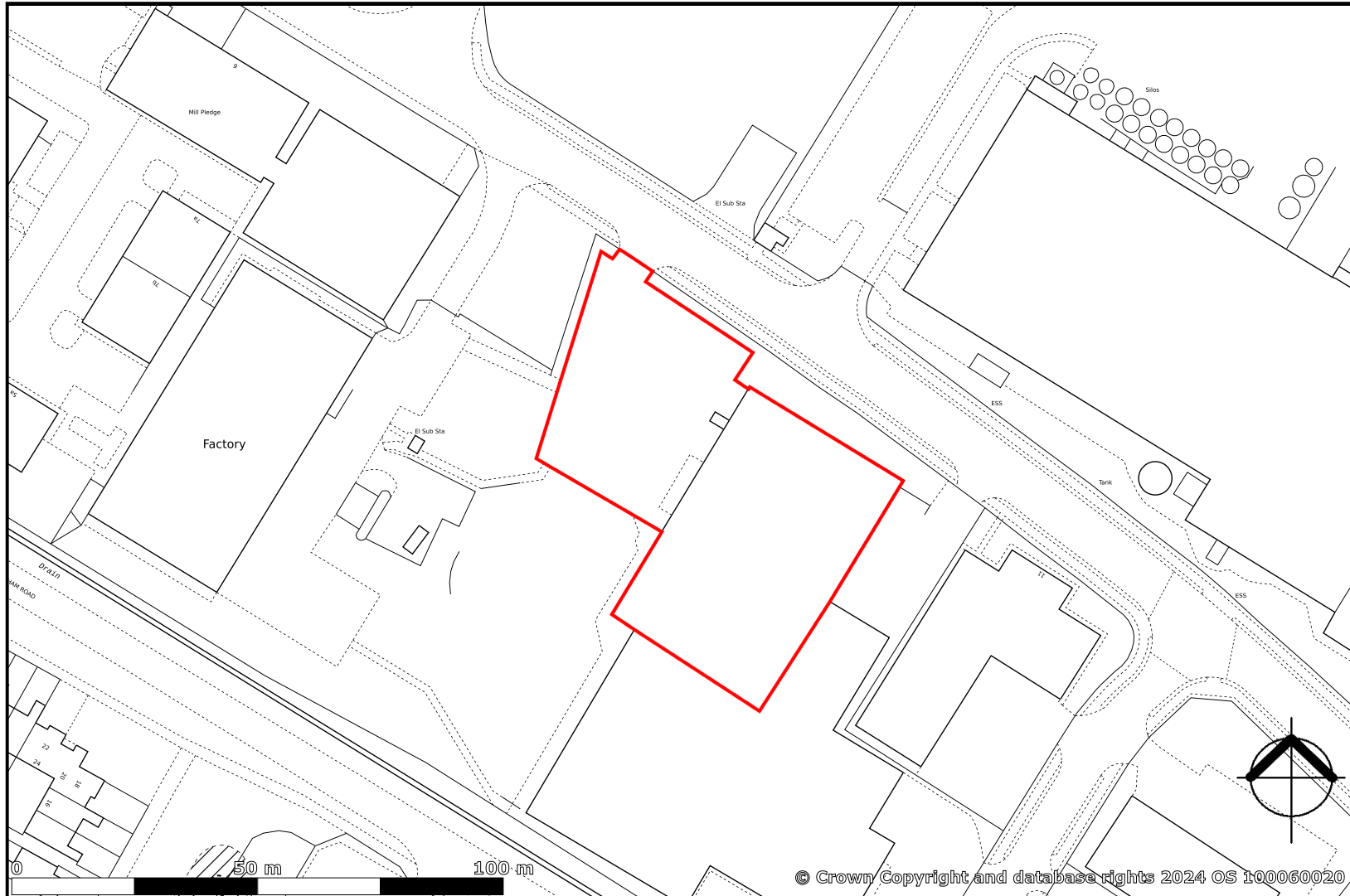
The property is located on Heapham Road Industrial Estate, a premium estate in the heart of Gainsborough. Significant operators nearby include Morrisons superstore and filling station, Trepko (UK) Limited, A.M.P Rose and Coveris Packaging. The estate provides easy access to the A631, Thorndike Way and is within a 30-minute drive time from the motorway network (A1(M) and M1) providing easy access to Lincoln, Doncaster, and Sheffield. The property also benefits from being within proximity to two international airports and the East Coast Mainline rail services.







Unit 1, Peckett Plaza, Caldicott Drive, Heapham Road Industrial Estate, Gainsborough, DN21 1FJ



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Plotted Scale - 1:1,250