



**Units 44 & 45 Corringham Road Industrial Estate,
Gainsborough, DN21 1QB**

#9471/2024F

UNITS 44 & 45 CORRINGHAM ROAD INDUSTRIAL ESTATE

GAINSBOROUGH, DN211QB



Agreement

To Let



Detail

Workshop Units



Rent

£21,272 pax each



Size

From 297 sq m (2,659 sq ft)



Location

Gainsborough, DN211QB



Property ID

#9471/2024F

For Viewing & All Other Enquiries Please Contact:



WILLIAM WALL
BSc (Hons) MRICS
Director

will.wall@eddisons.com
07717 546269
01522 544515



CAMERON MCRAE
BSc (Hons)
Surveyor

cameron.mcrae@eddisons.com
07929 105394
01522 544515

Property

The property comprises two adjoining terraced industrial units with solid concrete floor, overhead lighting, vehicular access door and offices/staff/WC accommodation.

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
Unit 44	247	2,659
Unit 45	247	2,659
Total GIA	494	5,318

Energy Performance Certificate

Rating Unit 44: E101

Rating Unit 45: E117

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 planning consent for B1 (Light Industrial), B2 (General Industrial) and B8 (Storage & Distribution) of the Town and Country Planning (Use Classes) Order 1987 (as amended). Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

Charging Authority: West Lindsey District Council
Description: Workshop and Premises
Rateable value: Unit 44 - £8,633
Unit 45 - £8,957
UBR: 0.546
Period: 2024-2025

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 term to be agreed.

Rent/Price

Unit 44 - £21,272 per annum exclusive

Unit 45 - £21,272 per annum exclusive

Service Charge

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

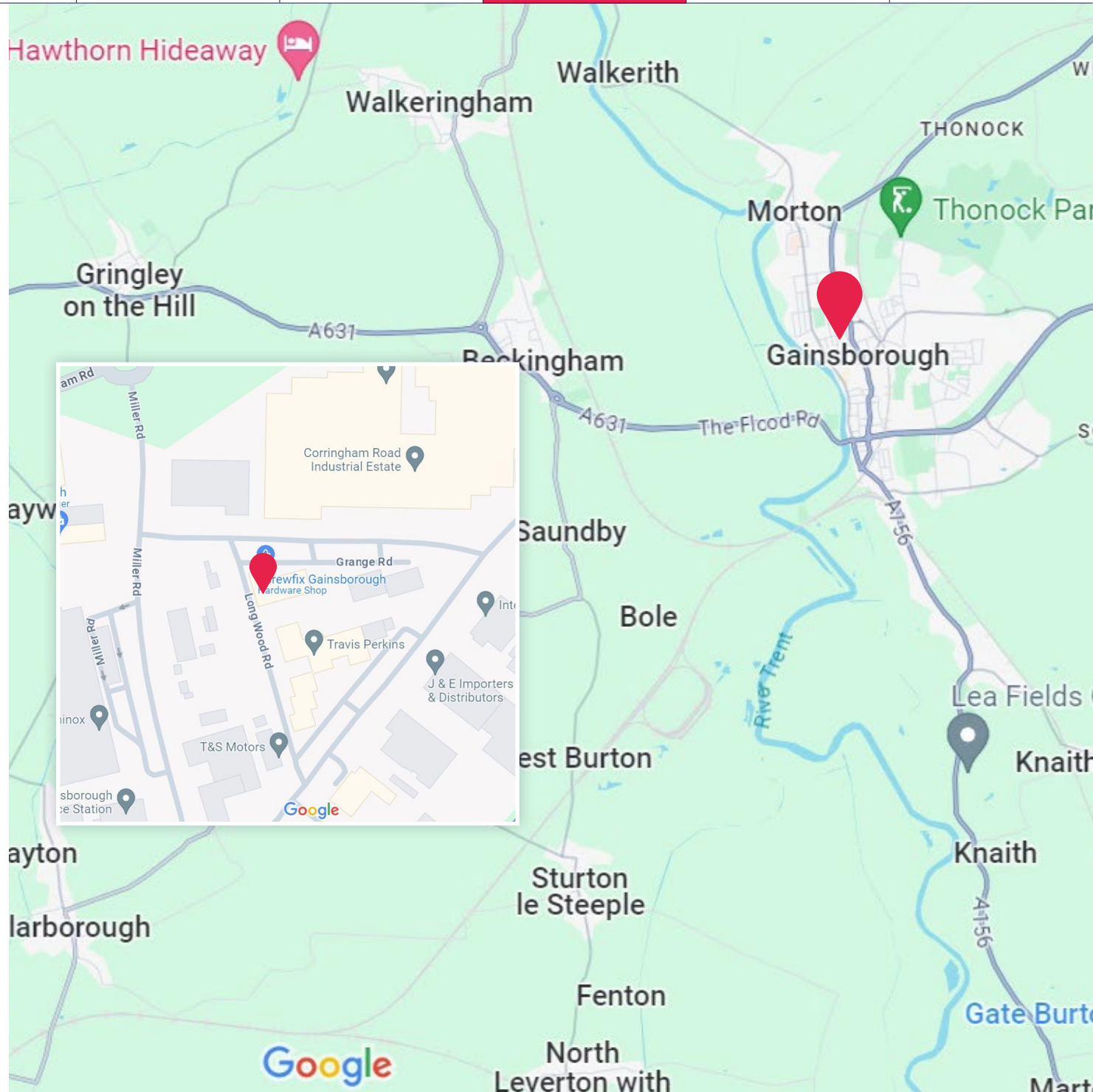
VAT may be charged in addition to the rent at the prevailing rate.

Legal Costs

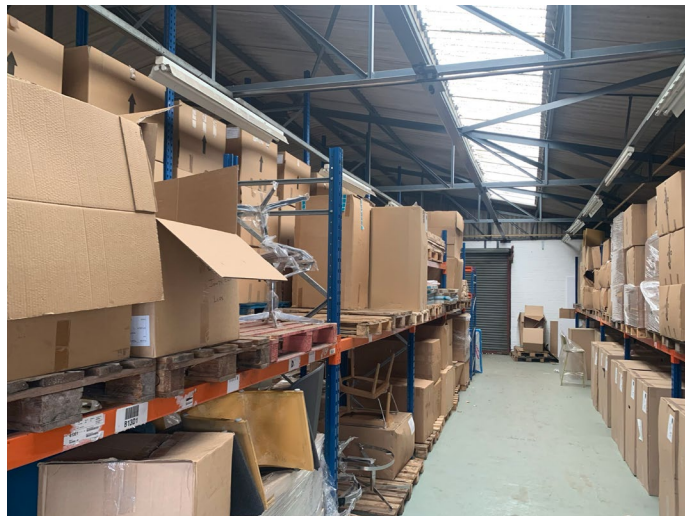
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Location

Corringham Road Industrial Estate lies adjacent to the A631 Thorndike Way dual carriageway approximately 1 mile north east of Gainsborough town centre.







Corringham Road Industrial Estate

m seven
REAL ESTATE



- 5 Gainsborough Motorquip Ltd
- 3 Cullen Electrical Ltd
- 2 J.P. Consultancy
- 1 Road Safety Markings Association
- 4 Fina Welding Fabrications Ltd
- 6 Prestonian Technologies Ltd
- 7 Elite Workwear UK
- 8 Focus Natural Foods Ltd/Rawr Foods Ltd
- 9 P.D.W. Engineering Ltd
- 10 Alliance Healthcare (Distribution) Ltd
- 11 Lincolnshire Bearings & Fasteners
- 12 Focus Food Equipment Ltd
- 13 New Design Group Ltd
- 14 New Design Group Ltd
- 15 Screwfix Direct Ltd

VINE
View Property Management
07708 50 51 50
vinepropertymanagement.com

on behalf of:
M7 Real Estate Ltd
www.m7re.co.uk
www.m7reapaid.co.uk

Unit 44 & 45, Corringham Road Industrial Estate, Corringham Road, Gainsborough, DN21 1QB

