



W H A R T O N  
P L A C E

G A I N S B O R O U G H

by Stirling

Stirling



# Stirlin

Stirlin is a Lincoln-based property developer, delivering quality commercial and residential property since 2007, within desirable locations across Lincolnshire. Stirlin holds a growing reputation for their attention to detail. They combine their extensive knowledge with honesty and passion to deliver the very best product for their clients.

Their developments are now home to hundreds of growing businesses, supporting the economic growth of the local area.

## Wharton Place

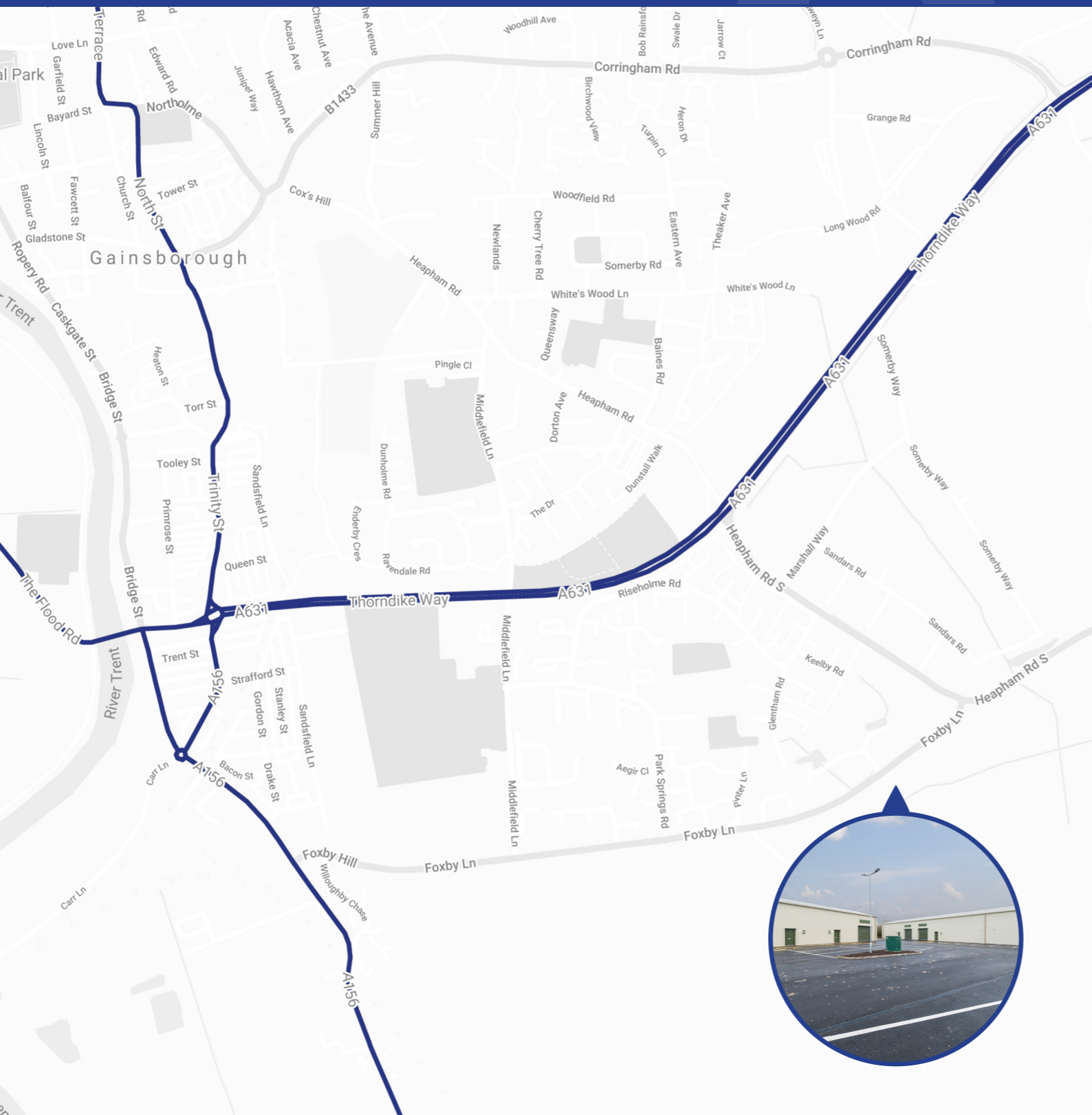
Wharton Place has seen the delivery of 18,581 sq.ft (1,726 sqm) of much needed industrial and employment space set across three detached blocks. This impressive gated development has recently completed and is an extension to the already successful Willoughton Place development by Stirlin.

- Accessible location just off Foxby Lane
- Units from 1,302 sq ft – 2,583 sqft (can be combined)
- High specification, modern units suitable for variety of uses
- All units will benefit from allocated parking, an electric sectional door, toilet facilities and an eaves height of 5 meters to accommodate a mezzanine floor upon request
- Allocated parking
- Both freehold and leasehold opportunities considered
- Suitable for owner occupiers and investors alike



# Site Location

Wharton Place will be conveniently located on Foxby Lane Business Park in Gainsborough's prime commercial district, with easy access to the A1, M180 and A15 road networks and is only a 35 minute drive from both Lincoln city centre and Doncaster airport.



## Available Units

### Block 1

**Unit 1**  
1,560 sqft  
Price £199,950

**Unit 2**  
1,560 sqft  
Price £194,950

**Unit 3**  
1,560 sqft  
Price £199,950

### Block 2

**Unit 4**  
2,583 sqft  
Price £314,950

**Unit 5**  
2,583 sqft  
**SOLD**

**Unit 6**  
2,583 sqft  
**SOLD**

**Unit 7**  
2,583 sqft  
Price £314,950

### Block 3

**Unit 8**  
1,302 sqft  
**SOLD**

**Unit 9**  
1,302 sqft  
**SOLD**

**Unit 10**  
1,302 sqft  
**SOLD**



# Further Information

## Town & Country Planning

The new development has consent for Use Class E (g), with the potential to consider other uses subject to planning.

## Tenure

Freehold and leasehold options are available, please enquire for further details.

## Services

Mains electricity and water are available to the property. None of the services have been tested and interested parties are advised to satisfy themselves in the regard.

## Business Rates

The individual rateable value of the properties will be assessed following completion of the build. Small business rates relief may be available however, we recommend all prospect purchasers seek clarification from the local authority with regards to their eligibility to claim such the relief.

## Service Charge

Each building will contribute to the cost of shared services. Each building owner will be granted shares in the management company.

## Legal Costs

Each party will be responsible for their own legal costs.

## Energy Performance Certificate

An Energy Performance Certificate will be carried out for these units on completion of the construction.

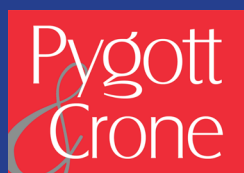
## Viewing

Viewing is strictly by appointment with the sole agents:

Pygott & Crone,  
36a Silver Street  
Lincoln  
LN2 1EW







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