



WHARTON
PLACE

GAINSBOROUGH

by Stirling



Stirlin

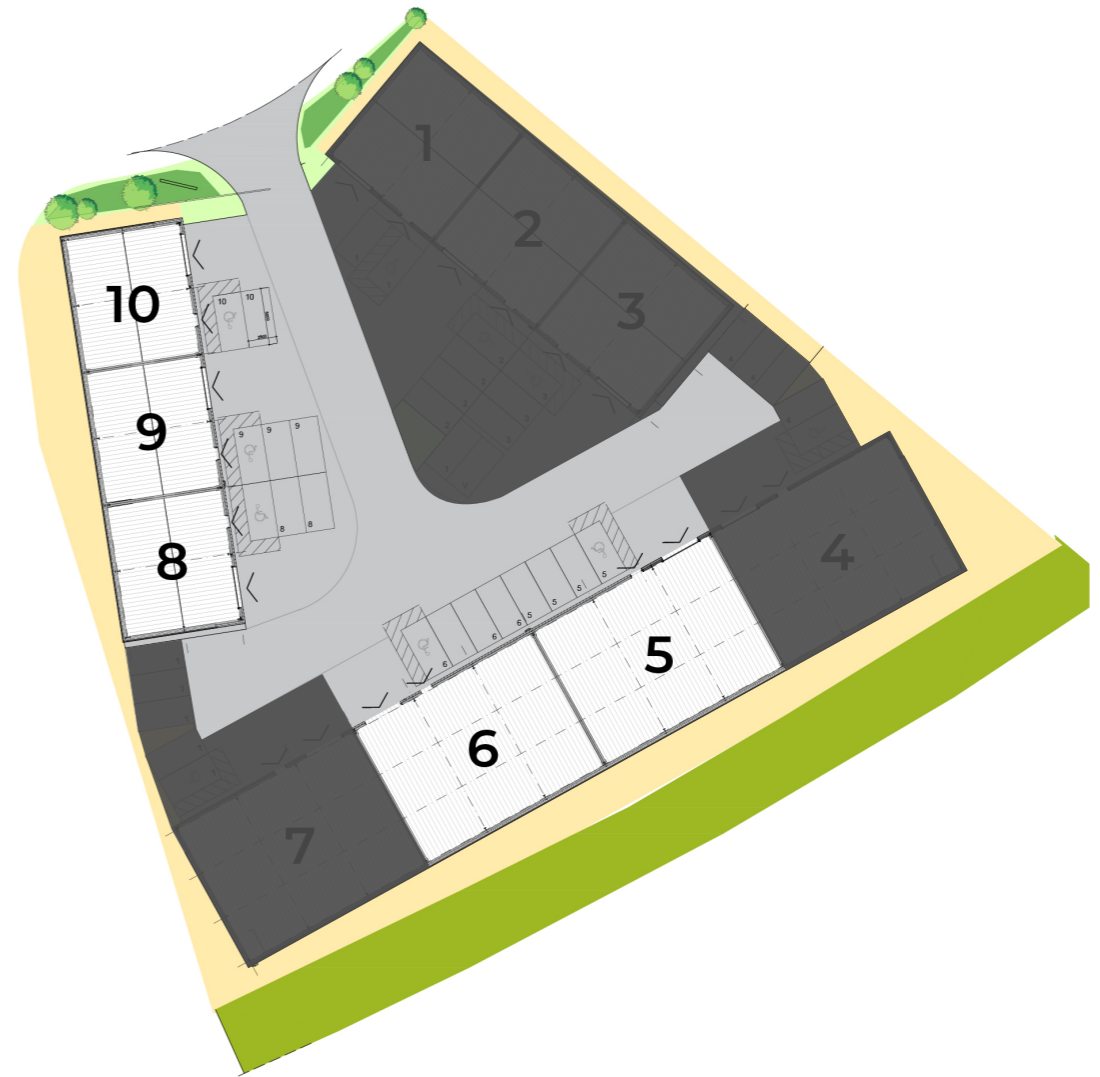
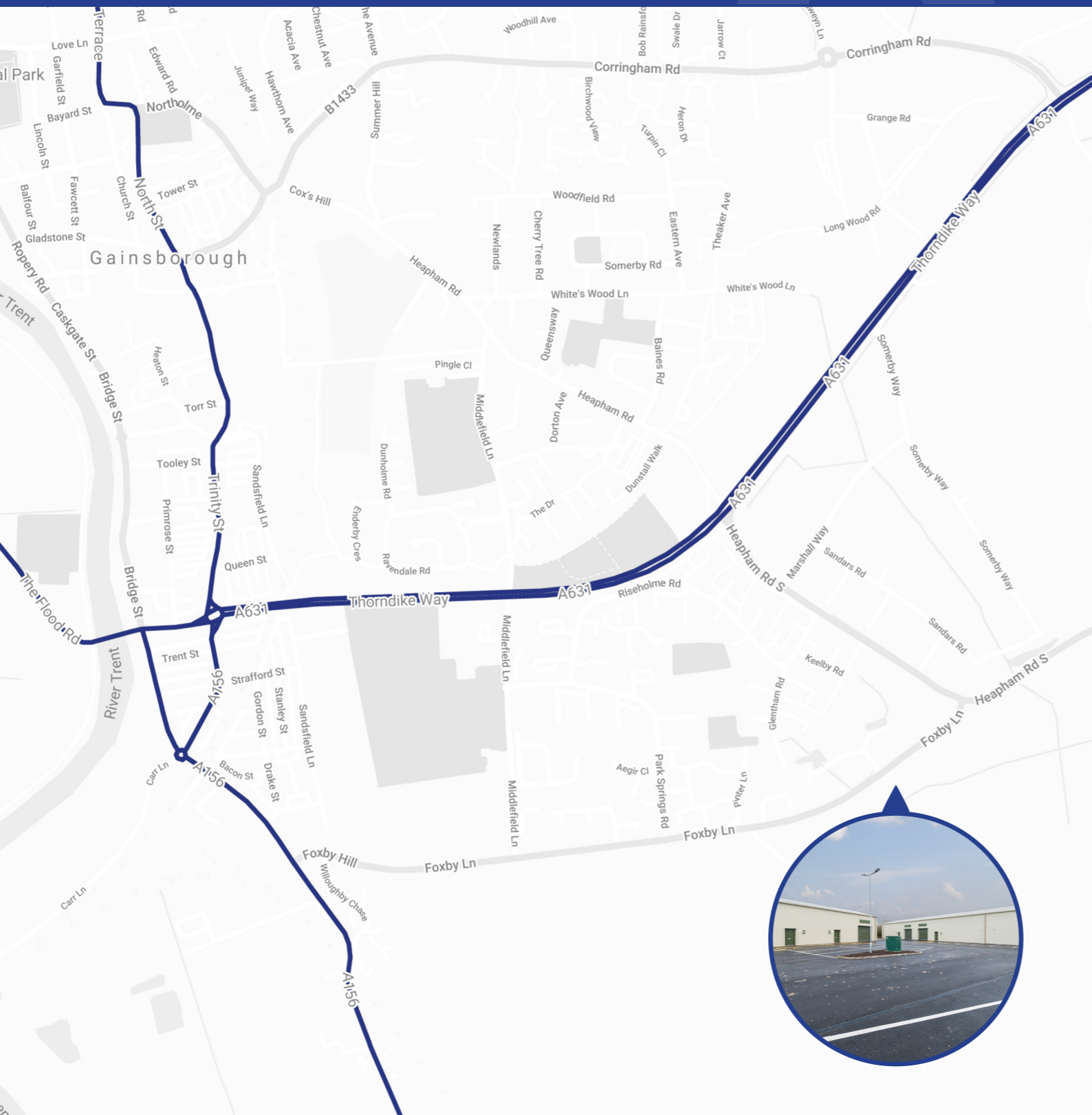
Stirlin is a Lincoln-based property developer, delivering quality commercial and residential property since 2007, within desirable locations across Lincolnshire. Stirlin holds a growing reputation for their attention to detail.

Wharton Place

- 5 brand new units available to rent
- 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 benefit from allocated parking, an electric sectional door, toilet facilities and an eaves height of 5 meters.
- Allocated parking
- Larger units come with three phase electric

Site Location

Wharton Place is 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 Lincoln city centre.



Available Units

Unit 5
2,583 sq ft
£21,000 +vat

Unit 8
1,302 sq ft
£10,995 +vat

Unit 6
Let STC

Unit 9
1,302 sq ft
£10,995 +vat

Unit 10
Let STC

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

The units are available to let on a new three year lease, or longer by negotiation.

Rent starting from £10,995 + vat

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.

Service Charge

Each building will contribute to the cost of shared services. A draft budget can be made available on request.

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





LETTING AGENT

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