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Unit 1 Sandars Rd, Gainsborough, DN21 1RZ

TO LET - £36,000 pa

Modern detached warehouse/industrial unit

- Currently used as a gym facility with offices
- Car parking to the front within fenced and gated site shared with one other tenant
- Additional storage/yard area potentially available at an additional rent
- EPC band D

624.63 sq m (6,723 sq ft)

Location

The property is located on the Heapam Road Industrial Estate in Gainsborough and more particularly off Sandars Road opposite the Regal building.

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

A modern industrial/storage building (built 2006) of steel portal frame construction with part brick and park profiled cladding to elevations with a clear eaves height of approx. 6m.

The property is currently subdivided internally to provide gym/studio areas etc. but could be taken back to its original use as an industrial unit with side loading door and two storey offices to the front elevation.

Externally, there is parking immediately adjacent to the unit with an additional circa 0.5 acres of yard area, finished with compacted road plainings, if required and subject to additional rent – see below.

The site is shared with one other industrial unit adjacent and is fenced and gated.

Accommodation

Approx. gross internal areas:

Ground floor offices	127.22 sq m
First floor offices	127.22 sq m
Industrial area	370.19 sq m
TOTAL	624.63 sq m (6,723 sq ft)

Services

All mains services believed present but not tested by the agents.

Business Rates

The building is subject to a number of assessments for different parts with the current tenant having a number of businesses within the property. The multiple assessments and occupations maximise the Small Business Rates Relief.

Prospective tenants should check this information with the agents and West Lindsey District Council rates department.

Planning

The property was granted change of use for its current use as a gym etc. under Class D in 2016. Any change of use will require planning consent. The original planning consent was for industrial use under Class B (now new Class E).

Prospective tenants should check this information with the agents and West Lindsey District Council planning department.

Tenure

The main building and immediate parking is available to let on a new lease for a typical lease term (say 5 years or longer) at a rent of £36,000 pa.

Additional outside storage/yard area at an extra cost dependent on size.

VAT

VAT is to be charged on the annual rents stated,

Legal Costs

Each party to pay their own.

EPC Rating

Band D.

Viewing & Further Information

Brown & Co

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RETFORD

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Brochure prepared in August 2022



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