

01777 709112 | pdwhite@brown-co.com



Unit 2 Sandmarsh Works, Gainsborough, DN21 1RZ

£26,500 pa To Let

Modern warehouse/industrial unit

- Prominent location on Sandars Road
- Fenced and gated site shared with two other units
- Internal cabin with WCs
- EPC tbc

496 sq m (5,339 sq ft)

Location

The property is located on the Heapam Road Industrial Estate in Gainsborough and more particularly off Sandars Road and adjacent to Flatdog UK.

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

The property is a modern storage/industrial unit of clear span steel portal frame construction. There is a single roller shutter door.

Internally there is lighting and power along with a fire alarm and a monitored security alarm.

There is a portacabin style internal WC block.

The site is palisade fenced and gated and shared with two other units/tenants.

Please note, the grassed area with containers on is not part of this unit and is used by one of the other tenants.

Accommodation

Approx. gross internal areas:

496 sq m (5,339 sq ft).

Business Rates

The unit is listed with a 2023 rateable value of £21,750 giving a rates payable for 2023-24 of £10,853.25. Prospective tenants should check this information with The Council rates department.

Tenure

The property is to let on a new lease for a term of years to be agreed with expectations being a 3 or 5 year term or longer with rent reviews. Rent £26,600 per annum.

VAT

We understand there is no VAT chargeable on the rent.

Legal Costs

Each party to pay their own costs.

EPC Rating

TBC

Viewing & Further Information

Brown & Co

29-33 Grove Street

RETFORD

DN22 6JP

01777 712942

pdwhite@brown-co.com

Brochure prepared in Feb 2023



IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092.