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## **UNIT 2, CORRINGHAM ROAD IND ESTATE, Gainsborough DN21 1QB**

**Warehouse Building**  
**£147,500 TO LET**

- Recently refurbished estate
- 3 x front loading doors (one being tailgate height) and front loading yard and parking
- Fitted internally – gas blower heaters, lights and power
- EPC band C

**2,885.73 sq m (31,062 sq ft)**

## Location

Unit 2 forms part of The Strawsons Building which is a complex of industrial/storage units historically occupied by a single company but now refurbished and split into self-contained units.

The building is on the Corringham Road Industrial Estate in Gainsborough. The estate is just off the A631 to the west of the town centre. The estate comprises of a range of industrial and warehousing users along with trade occupiers including Graham, Jewson and Ping Europe. The complex is accessed off Grange Road which is the first turning to the left as you enter the estate having turned in at the roundabout from Corringham Road.

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 25,000 and a Local Authority catchment population of approximately 75,000.

## Description

Unit 2 is a prominent building fitted with lights, power, fire alarm and frame mounted gas blower heaters (gas supply can be re-connected by the landlord if heating is required).

The unit was recently refurbished including recladding to the front elevations and new doors as part of a comprehensive refurbishment of the whole estate.

The building has an eaves height of approx. 5.8m rising to approx. 7m at the central apex. The building has 3 roller shutter doors to the front. Two are ground level whilst the third (to the right on the photos) is ramped forming a tailgate height loading platform internally,

## Accommodation

The approx. gross internal area is:  
2,885.73 sq m (31,062 sq ft)

## Outside

Parking and loading to the front.

## Services

Electricity and mains water/foul are believed to be connected. Services have not been tested by the agents.

## Business Rates

The unit appears to be assessed jointly with another unit also occupied by the previous tenant and so will be subject to a re-assessment when let.

Occupies should independently check this information with West Lindsey District Council Tel 01427 676676.

## Lease Terms

To let on a new lease for a term to be agreed at a rent £147,500 per annum + VAT. A service charge is levied in addition to cover external common areas. The landlord also insures the building and charges back to the tenant.

## VAT

VAT is charged on rent.

## Legal Costs

Each party to pay their own costs incurred in completing a lease.

## EPC Rating

Band C.

## Viewing & Further Information

### Brown & Co

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