

Market Rasen - Unit 8, 5e Gallamore Lane LN8 3HZ  
Light Industrial/Warehouse Unit to Rent



**BLUE ALPINE**

PROPERTY CONSULTANTS





# Market Rasen - Unit 8, 5e Gallamore Lane LN8 3HZ

## Light Industrial/Warehouse Unit to Rent



### Property Features:

- Comprises light industrial unit
- VAT is applicable to this property
- Available on a new lease with flexible terms
- Situated on the Gallamore Lane Industrial Estate which lies on the south side of the A46 (Gallamore Lane) just to the north-west of the town centre
- Occupiers close by include Royal Mail, Mole Farm, Princebuild and a number of local occupiers.

### Property Description:

Comprises single storey industrial unit, suitable for variety of light industrial or warehouse/storage use, providing the following accommodation and dimensions:

Ground Floor: 71.65 sq m (771 sq sf)

Open plan warehouse, wc



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### Terms:

Available on a new lease with terms to be agreed by negotiation  
Offers in excess of: £103.85 + VAT per week (PCM: £450 + VAT)  
Deposit: £1,350 (3 Months)

### Rateable Value:

Rateable Value - £4,000 p.a.

Rates Payable - £0\*

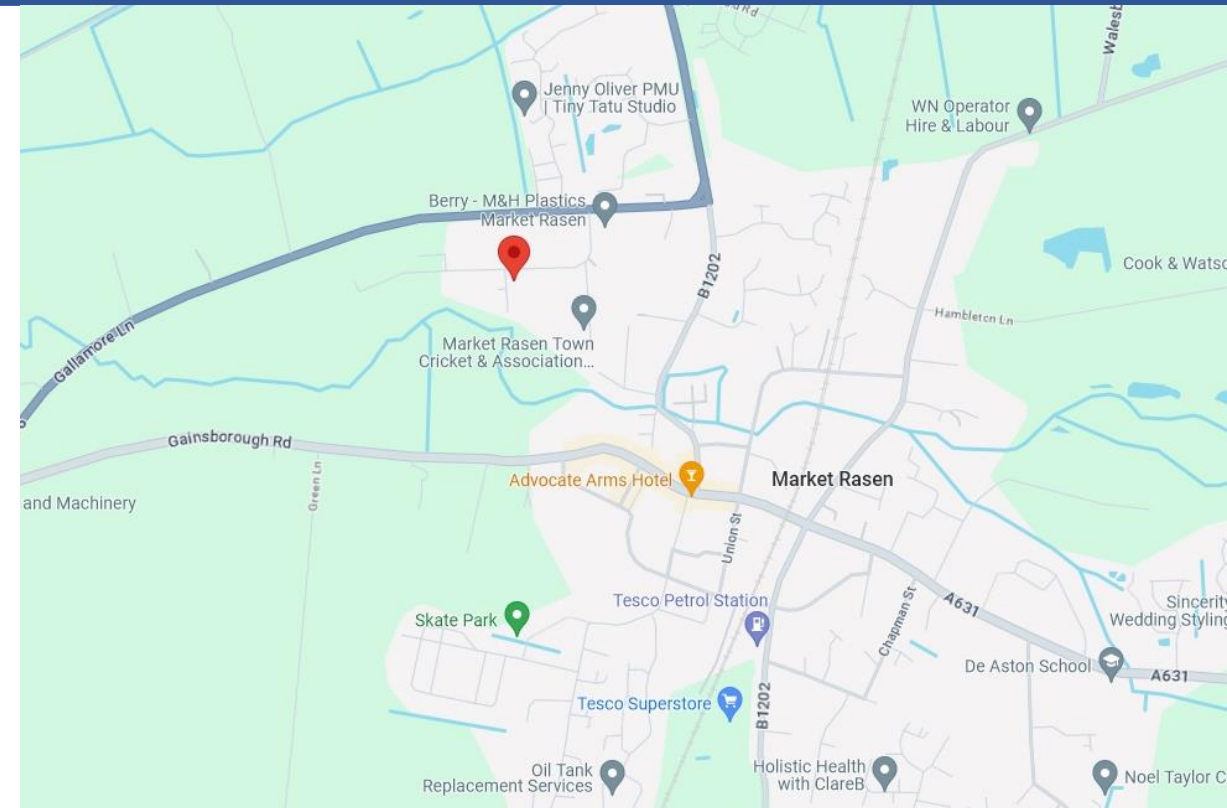
\*Note - Small business rates relief available (subject to terms)

### EPC:

The property benefits from a E Rating. Certificate and further details available on request.

### Location:

Market Rasen is an attractive market town situated approximately 16 miles north of Lincoln, 15 miles south-east of Scunthorpe and 18 miles east of Gainsborough. The town benefits from good road communications with the A15 approximately 9 miles to the west. The M180 lies some 18 miles to the north. The property is situated on the Gallamore Lane Industrial Estate which lies on the south side of the A46 (Gallamore Lane) just to the north-west of the town centre. Occupiers close by include Royal Mail, Mole Farm, Princebuild and a number of local occupiers.



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### Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



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