

TO LET



**UNIT 7 SANDARS ROAD INDUSTRIAL ESTATE,
SANDERS ROAD, GAINSBOROUGH, DN21 1RZ**

- GIA: 466 Sq M (5,025 Sq Ft)
- Good Sized Yard / Parking
- Modern First Floor Offices
- Open Plan Workshop
- From only £32,500 PAX

Location

This property is prominently located on Sanders Rod on the Heapham Road Industrial Estate, one of Gainsborough's main industrial employment areas sitting adjacent to A631 Thorndike Way.

The property is well located just 2 miles east of Gainsborough town centre, 13 miles south of Scunthorpe and the M180, 16 miles east of the A1 main transport road link, 24 miles from Newark and 18 miles from the city of Lincoln

Description

A modern, high quality industrial / warehouse unit with useful first floor office space and high cleared eaves of 6.15m.

The warehouse has open plan space accessed via an electrical roller shutter door.

There is external parking for over 20 vehicles in the yard area, which could also be utilised for open storage.

Minimum eaves height of 6.15m with a max of 7.18m

Accommodation

Ground Floor Warehouse: 360 Sq M (3,875 Sq Ft)
First Floor Office: 106 Sq M (1,150 Sq Ft)
Total: 466 Sq M (5,025 Sq Ft)

Externally there is parking for over 20 vehicles.

Terms

Available to let on terms to be agreed however a minimum term of 5 years is envisaged.

The asking rent is £32,500 per annum exclusive.

Business Rates

The unit is yet to be split. Please refer to the VOA for more information.

EPC

B (43)

Anti Money Laundering

The tenant will have to supply information to comply with Anti Money Laundering regulations.

VAT

The property is VAT elected.

Viewings

By appointment – please get in touch.

Contact

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