

TO LET



**FORMER BUS DEPOT, ROPERY ROAD,
GAINSBOROUGH, DN21 2NS**

- Industrial / Workshop/ Warehouse Unit
- GIA: 1,167.79 Sq M (12,570 Sq ft)
- Loading Area / Yard
- Eaves from 5.2 to 10.4m
- Features Include a Spray Booth & Crane

Location

The property is situated approximately ½ mile north of Gainsborough town centre in a predominantly residential area surrounded by a number of commercial operators. It is located close to the junction of Ropery Road and Acland Street.

Gainsborough is a town in the West Lindsey district of Lincolnshire, situated approximately 15 miles north west of Lincoln with the A139 leading to Scunthorpe and the A631 to Grimsby via the A15, which also leads to the M180.

Description

Industrial /warehouse premises with two large access doors, from Ropery Road and Acland Street. Internally it benefits from useful two storey offices, a spray booth with ventilation, craneage and a loading/forecourt area with good amounts of off street parking.

There are W/C and kitchen facilities on site.

The eaves height ranges from 5.2m to a high 10.4m to the apex.

Accommodation

GIA: 1,167.79 Sq M (12,570 Sq ft)

Terms

The property is available to lease on FRI terms to be agreed however a term of 5 years is preferred.

Rent

The asking rent is £57,500 per annum exclusive

Business Rates

Ratable value of £25,250. Please note this is not the rates payable.

EPC

D

Services

Mains water & 3-phase power supply are connected.

VAT

Rent is quoted exclusive but may be subject to VAT.

Anti Money Laundering

The purchaser must comply with AML regulations.

Viewings

By appointment with the sole agent.

Contact

Ben Flint MRICS

Mob: 07494735001

Tel: 01302 639838

Email: ben@flintrealestate.co.uk

Web: www.flintrealestate.co.uk



Important notice: All statements contained within this brochure have been provided in good faith and are understood to be correct. Anything contained within this brochure is not an offer of contract nor part of one. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly: 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers or tenants should satisfy themselves as to the validity of the guide figures given. 2) Information on tenure of vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3) Flint Real Estate do not warrant that there are no connection charges inherent in the availability of services to the property. Prospective purchasers or tenants should obtain written confirmation prior to entering into any contract for purchase or lease. Prospective tenants or purchasers must comply with Anti Money Laundering Regulations. Photos taken in June 2024 particulars dated June 2024.

