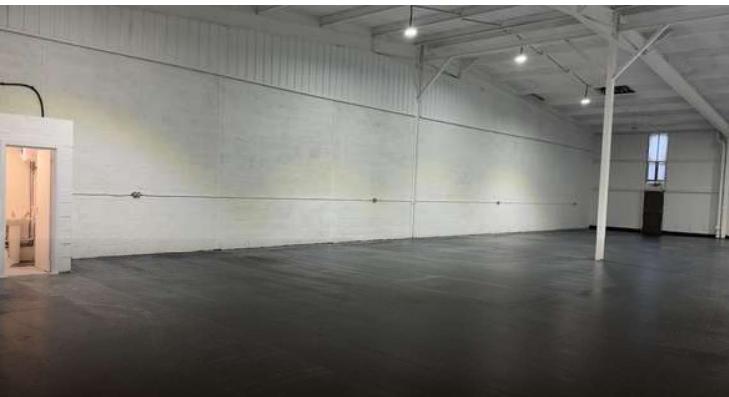


Why Choose M3M

M3M commercial properties offer brand-new, modern units designed for maximum efficiency, visibility, and long-term value. Each unit features smart layouts, high ceilings, wide frontage, and premium construction quality, making them ideal for a wide range of businesses. The projects also provide ample parking and well-planned common areas for smooth operations. A major advantage is that there is no service charge, helping businesses reduce ongoing costs and improve profitability. With flexible unit sizes, excellent connectivity, and our continuous support at every step, M3M commercial units provide a truly hassle-free and high-potential investment opportunity.



We strongly believe in providing perfect service to our customers.



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Property Features

- Easy travel
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- Parking
- 3 Phase Electricity
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- 24/7 Access
- Electric Roller Shutter

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**Sandars Road, Heampham
Road Industrial Estate,
Gainsborough, Lincolnshire,
DN21 1RZ**

- Brand New Units – All 11 units are newly built, meaning modern design, high specifications, and minimal maintenance compared to older properties.
- Flexible Unit Sizes – A wide range of sizes from 900 sq ft to 4,000 sq ft, ideal for start-ups, growing businesses, or established companies needing space to scale.
- Exceptional Value – Prices starting from just £975, offering one of the most competitive commercial rental options in the area.
- Move-In Ready – Finished to a high standard, allowing businesses to occupy quickly without costly refurbishments or delays.
- Limited Availability – Only 11 units available, creating exclusivity and strong demand.
- Suitable for Multiple Uses – Ideal for offices, light industrial, storage, trade counters, or mixed commercial use (subject to planning).
- Modern Infrastructure – Designed to meet current business needs with efficient layouts and contemporary construction.



This site is an ideal location for several businesses listed below:

- Distribution Centres
- E-commerce
- Business Site
- Operational Workshop
- Product Showroom
- Packing Centre
- Manufacturing Site
- Dark Kitchen / Preparation Centre
- Wholesalers Pet
- Workshop or Training Centre
- Car Sale
- Carpentry Business
- Storage Warehouse
- All other suitable business ideas are welcome

