

Industrial

Unit 42 | Corringham Road Industrial Estate

📍 Grange Road, Gainsborough, DN21 1QB

Unit 42 | 2,669 sq ft

Industrial Unit with Office Accommodation

Currently under refurbishment and situated within a prime industrial location, Corringham Road Industrial Estate provides plenty of versatile industrial space. The estate is benefits from ample yard facilities as well as generous parking. Corringham Road Industrial Estate is suited to a variety of business needs including storage, trade counters and more traditional manufacturing uses.

Lease Type

New



✔ Unit Summary

- Office Accommodation
- Roof Lights
- LED Lighting
- Circulation Space
- Car Parking
- WC facilities

£ Occupational Costs

| | Per Annum | Per Sq Ft |
|--------------------|-------------------|---------------|
| Rent | £23,500.00 | £8.80 |
| Rates | £5,401.00 | £2.02 |
| Maintenance Charge | £3,900.00 | £1.46 |
| Insurance | £533.80 | £0.20 |
| Total Cost | £33,334.80 | £12.49 |

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

➔ For more info please visit: unit.info/UIP0101338

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Location

Gainsborough is located in North West Lincolnshire, close to the border with South Yorkshire. It is the principal administrative centre for the West Lindsey district and lies 19 miles north west of the City of Lincoln and 22 miles south east of Doncaster. The estate is approximately 2 miles east of Gainsborough town centre.



Road

The property benefits from good road communications being adjacent to the A163 dual carriageway which provides access to the A1(M), 13 miles to the west, as well as the M1, M180 and the M62, affording access to the national motorway network.



Airport

Humberside airport is 20 miles away and Nottingham airport is just under 40 miles away.



Rail

The property benefits from good road communications being adjacent to the A163 dual carriageway which provides access to the A1(M), 13 miles to the west, as well as the M1, M180 and the M62, affording access to the national motorway network.

Additional Information

| | |
|----------------|--|
| Planning Class | General Industrial |
| Lease Summary | The unit is available on flexible terms. Please speak to a member of our team for more information |
| Viewings | Strictly by prior appointment. |
| Legal Costs | Each party will be responsible for their own legal costs incurred. |
| EPC | D (99) |

Key Contact



Carola Parrino

Customer Engagement Manager

"Carola is our Customer Engagement Manager for our properties in North East of England. Please contact Carola if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Industrials."



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