

Industrial

# Unit 43 | Corringham Road Industrial Estate

📍 Grange Road, Gainsborough, DN21 1QB

## Unit 43 | 2,671 sq ft

Versatile 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. This unit is suited to a variety of business needs including storage, trade counters and more traditional manufacturing uses.

Lease Type

New



### ✔ Unit Summary

- Double Glazed Windows and Doors
- Roof Lights
- Office Accommodation
- 24 Hour Access
- Secure Estate
- LED Lighting

### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£23,600.00	£8.84
Rates	£5,646.50	£2.11
Maintenance Charge	£3,900.00	£1.46
Insurance	£534.20	£0.20
<b>Total Cost</b>	<b>£33,680.70</b>	<b>£12.61</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://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.

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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 (92)

## 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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