

Brand New Light Industrial Units

Stirlin Place, Foxby Lane, Gainsborough, DN21 1DY

FOR SALE: from £94,950

Pygott & Crone



- Accessible location from the A1, M180 and A15.
- Units from 795 sq ft – 1,355 sq ft (73.86 sq m – 125.88 sq m)
- Modern Industrial Units suitable for a variety of uses
- High Specification
- Freehold / Leasehold

Stirlin

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BRAND NEW LIGHT INDUSTRIAL UNITS

Stirlin Developments is a property development and construction company based in Lincoln, specialising in bespoke commercial and residential properties.

Stirlin are committed to making clients aspirations a reality and are able to offer a completely managed service, from design through to construction. Priding themselves in the quality of their work, they have a growing reputation for attention to detail.

Pygott & Crone
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LOCATION –

Stirlin Place is situated in the popular Foxby Lane Business Park, Gainsborough, which is ideally located with easy access to the A1, M180 and A15 road networks. The Development is a 35 minute drive from both Lincoln city centre and Doncaster airport.

GENERAL –

Stirlin Place is a new one acre development by Lincoln based Stirlin Developments Ltd.

The development is intended to comprise 16,000 ft² of light industrial development, available in sizes ranging from 795 ft² – 1,355 ft². Larger requirements can be met by combining proposed units.

The first phase of the development will comprise units 1-4, of the accommodation schedule below:

ACCOMMODATION –

UNIT NO.	SQFT / SQ M	PRICE	RENT
Unit 1	1,000 / 92.9	Under Offer	
Unit 2	1,000 / 92.9	£115,000	£575 pcm
Unit 3	795 / 73.86	£94,950	£475 pcm
Unit 4	1,355 / 125.88	£152,250	£750 pcm
Unit 5	1,355 / 125.88	£152,250	£750 pcm
Unit 6	795 / 73.86	£94,950	£475 pcm
Unit 7	1,000 / 92.9	£115,000	£575 pcm
Unit 8	1,000 / 92.9	£115,000	£575 pcm
Unit 9	1,355 / 125.88	£152,250	£750 pcm
Unit 10	795 / 73.86	£94,950	£475 pcm
Unit 11	1,000 / 92.9	£115,000	£575 pcm
Unit 12	1,000 / 92.9	£115,000	£575 pcm
Unit 14	1,000 / 92.9	£115,000	£575 pcm
Unit 15	1,000 / 92.9	£115,000	£575 pcm

Unit 16	795 / 73.86	£94,950	£475 pcm
Unit 17	1,355 / 125.88	£152,250	£750 pcm

SERVICES –

Mains electricity, water and drainage are available to the property. None of the services have been tested and interested parties are advised to satisfy themselves in the regard.

RATES –

The individual rateable value of the properties will be assessed following completion of the build. Each unit is expected to fall below the threshold for small business rate relief.

We recommend all prospect purchasers seek clarification from the local authority with regards to their eligibility to claim such the relief.

TENURE –

For sale with vacant possession
OR

To Let on a new full repairing and insuring lease for a minimum period of three years or longer, subject to negotiation.

SERVICE CHARGE / MANAGEMENT COMPANY –

Each building will contribute to the cost of shared services, such as maintenance of shared roadways, landscaping and if appropriate, CCTV, electric gates etc.

LEGAL COSTS –

Each party will be responsible for their own legal costs.

ENERGY PERFORMANCE CERTIFICATE –

An Energy Performance Certificate will be carried out for these units on completion of the construction.

VIEWING –

Viewing is strictly by appointment with the sole agents:

Pygott & Crone, 36a Silver Street, Lincoln, LN2 1EW
Tel: 01522 536777
Email: commercial@pygott-crone.com

SUBJECT TO CONTRACT Disclaimer: Important notice relating to the Misrepresentation Act 1967. Pygott & Crone act for itself and the vendor as agents for the vendor give notice that: The information contained in these particulars for guidance to intending purchasers, licensees or any other third parties and they are for your general information only. We do not guarantee or warrant the accuracy or completeness, factual correctness and any interested purchasers, licensees or any third parties should not view the information in the particulars as statements or representations of fact and should satisfy themselves that the facts and specific details in the particulars are correct and accurate.





**Images are for guidance purposes only and are taken from a comparable scheme completed by Stirlin Developments