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## **Corringham Rd Ind Estate, Gainsborough, DN21 1QB**

**TO LET on flexible terms\* from only £3 per sq ft pa\*\***

**33,088 sq ft to 70,268 sq ft IN ADJACENT UNITS PREVIOUSLY LET TO A SINGLE TENANT**

- Ground level and raised level loading
- Offices and staff area /canteen
- Part racked – can be removed
- Immediately available

## Location

Gainsborough is an attractive Lincolnshire Market Town situated approximately 19 miles North West of Lincoln, 21 miles West of Market Rasen and 23 miles North of Newark. The A1(M) is 16 miles East of Gainsborough. Gainsborough has a residential population of approximately 22,000 and a Local Authority catchment population of approximately 75,000.

The buildings are on the Corringham Road Industrial Estate in Gainsborough. The estate is just off the A631 to the west of the town centre. The estate comprises of a range of industrial and warehousing users along with trade occupiers including Graham and Jewson. The complex is accessed off Grange Road which is the first turning to the left as you enter the estate having turned in at the roundabout from Corringham Road.

## Description

The available units from part of the Corringham Road Industrial Estate. The estate was refurbished, including, recladding of frontages approx. 3 years ago. The units have an eaves height (to underside of the roof) of approx. 5.8 m rising to 7.0 m at the apexes.

Units 3 & 4 are adjacent with connecting access doorways between them which will be blocked as appropriate if let separately.

Externally there is allocated parking and loading.

## Accommodation

Approx. gross internal floor areas:

Unit 3 33,088 sq ft

Unit 4 37,180 sq ft

Combined approx. 70,268 sq ft (6,528 sq m)

Units 2, 12 & 13 have all recently been let on the estate.

## Services

Not tested by the agents.

## Business Rates

The units are subject to a number of assessments. Please check with WLDC rates department 01427 676676.

## Tenure

To let individually or combined at rent from **\*\*£3.00** per sq ft in the first year on the basis of a minimum term certain (no breaks) of 3 years and stepping up in years 2 and 3.

Also available **\*short term** (12 months minimum) at a fixed rent of **£4.00** per sq ft pa.

There is an estate service charge provision charged by the landlord covering the maintenance etc. of the common areas. The landlord insures the buildings and charges back tenants accordingly. Further details upon request.

## VAT

VAT is charged on the above rents.

## Legal Costs

Each party to pay their own.

## EPC Rating

Band B.

## Viewing & Further Information

### Brown & Co

29-33 Grove Street

RETFORD

DN22 6JP

01777 712942

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**Joint agents:** Eddisons (William Wall) 01522 544 515

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