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## **Unit 2 Sandmarsh Works, Gainsborough, DN21 1RZ**

**£26,500 pa To Let**

Modern warehouse/industrial unit

- Prominent location on Sandars Road
- Fenced and gated site shared with two other units
- Internal cabin with WCs
- EPC tbc

**496 sq m (5,339 sq ft)**

## Location

The property is located on the Heaptham Road Industrial Estate in Gainsborough and more particularly off Sandars Road and adjacent to Flatdog UK.

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 20,000 and a Local Authority catchment population of approximately 75,000.

## Description

The property is a modern storage/industrial unit of clear span steel portal frame construction. There is a single roller shutter door.

Internally there is lighting and power.

There is a portacabin style internal WC block.

The site is palisade fenced and gated and shared with two other units/tenants.

Please note, the grassed area with containers on is not part of this unit and is used by one of the other tenants.

## Accommodation

Approx. gross internal areas:

496 sq m (5,339 sq ft).

## Business Rates

The unit is listed with a 2023 rateable value of £21,750 giving a rates payable for 2023-24 of £10,853.25. Prospective tenants should check this information with The Council rates department.

## Tenure

The property is to let on a new lease for a term of years to be agreed with expectations being a 3 or 5 year term or longer with rent reviews. Rent £26,600 per annum.

## VAT

We understand there is no VAT chargeable on the rent.

## Legal Costs

Each party to pay their own costs.

## EPC Rating

TBC

## Viewing & Further Information

### Brown & Co

29-33 Grove Street

RETFORD

DN22 6JP

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Brochure prepared in Feb 2023



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