



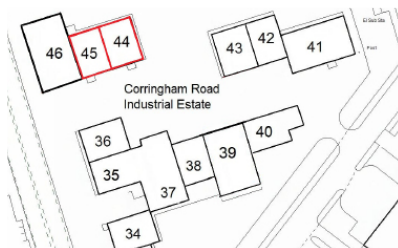
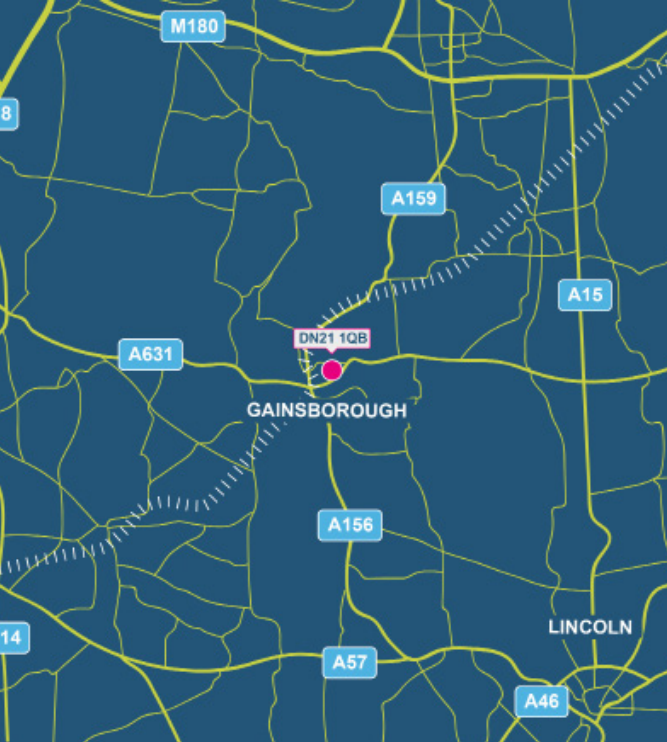
**BANKS
LONG & Co**



**UNITS 44 & 45 CORRINGHAM ROAD INDUSTRIAL
ESTATE, GAINSBOROUGH, DN21 1QB**

WORKSHOP UNITS

- Adjacent to Screwfix
- 247 sq m (2,659 sq ft) to 494 sq m (5,318 sq ft)
- Quick access to Thorndike Way
- Neighbouring occupiers include Howden Joinery & Travis Perkins
- **TO LET**



The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require estate agents and solicitors to formally identify parties to a transaction. Interested parties will therefore be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill. BANKS LONG & CO for themselves and for the vendors or lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of BANKS LONG & CO has any authority to make or give any representation or warranty whatever in relation to this property.

LOCATION

Corringham Road Industrial Estate lies adjacent to the A631 Thorndike Way dual carriageway approximately 1 mile north east of Gainsborough town centre.

PROPERTY

The property comprises two adjoining terraced industrial unit with solid concrete floor, overhead lighting, vehicular access door and offices/staff/WC accommodation.

EPC Rating: Unit 44 - E101
EPC Rating: Unit 45 - E117

ACCOMMODATION

Measured on a gross internal basis in accordance with the RICS Code of Measuring Practice, the unit has the following area:

Unit 44	247 sq m	(2,659 sq ft)
Unit 45	247 sq m	(2,659 sq ft)
Total GIA	494 sq m	(5,318 sq ft)

SERVICES

We understand that mains services are available and connected to the units.

Interested parties are advised to make their own investigations as to the availability and capacity of services.

TOWN AND COUNTRY PLANNING

We understand that the accommodation has consent for uses falling within Classes B1 (Light Industrial), B2 (General Industrial) and B8 (Storage & Distribution) of the Town & Country Planning (Use Classes) Order 1987 (as amended). Interested parties are advised to make their own investigations to the Local Planning Authority.

RATES

Charging Authority: West Lindsey District Council
Description: Workshop & Premises
Rateable value: Unit 44 - £8,633
 Unit 45 - £8,957
UBR: 0.512
Period: 2020-2021

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

TENURE

The premises are available **To Let** by way of a new Full Repairing and Insuring lease for a term to be agreed.

RENT

Unit 44: £14,625 per annum exclusive
Unit 45: £14,625 per annum exclusive

SERVICE CHARGE

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of Corringham Road Industrial Estate. Buildings Insurance will be charged in addition.

VAT

VAT may be charged in addition to the rent at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

VIEWING: To view the premises and for any additional information please contact the sole agents.

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