



Units 44 & 45 Corringham Road Industrial Estate  
Gainsborough, DN21 1QB

#9471/2020G/2022E



**BANKS  
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# Unit 44/45 Corringham Road Industrial Estate

Gainsborough DN21 1QB



Agreement

To Let



Detail

Workshop Units



Rent

From £21,272 pax each



Size

From 297 sq m (2,659 sq ft)



Location

Gainsborough, DN21 1QB



Property ID

#9471/2022E

**For Viewing & All Other Enquiries Please Contact:**



**HARRY COLLINS**  
BSc (Hons) MRICS  
Surveyor

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## 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:

Area	m <sup>2</sup>	ft <sup>2</sup>
Unit 44	247	2,659
Unit 45	247	2,659
<b>Total GIA</b>	<b>494</b>	<b>5,318</b>

## 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 & 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 and Premises

**Rateable value:** Unit 44 - £8,633

Unit 45 - £8,957

**UBR:** 0.512

**Period:** 2022-2023

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 property is available **To Let** by way of an effective Full Repairing and Insuring lease for a term to be agreed.

## Rent

**Unit 44: £21,272 per annum exclusive**

**Unit 45: £21,272 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

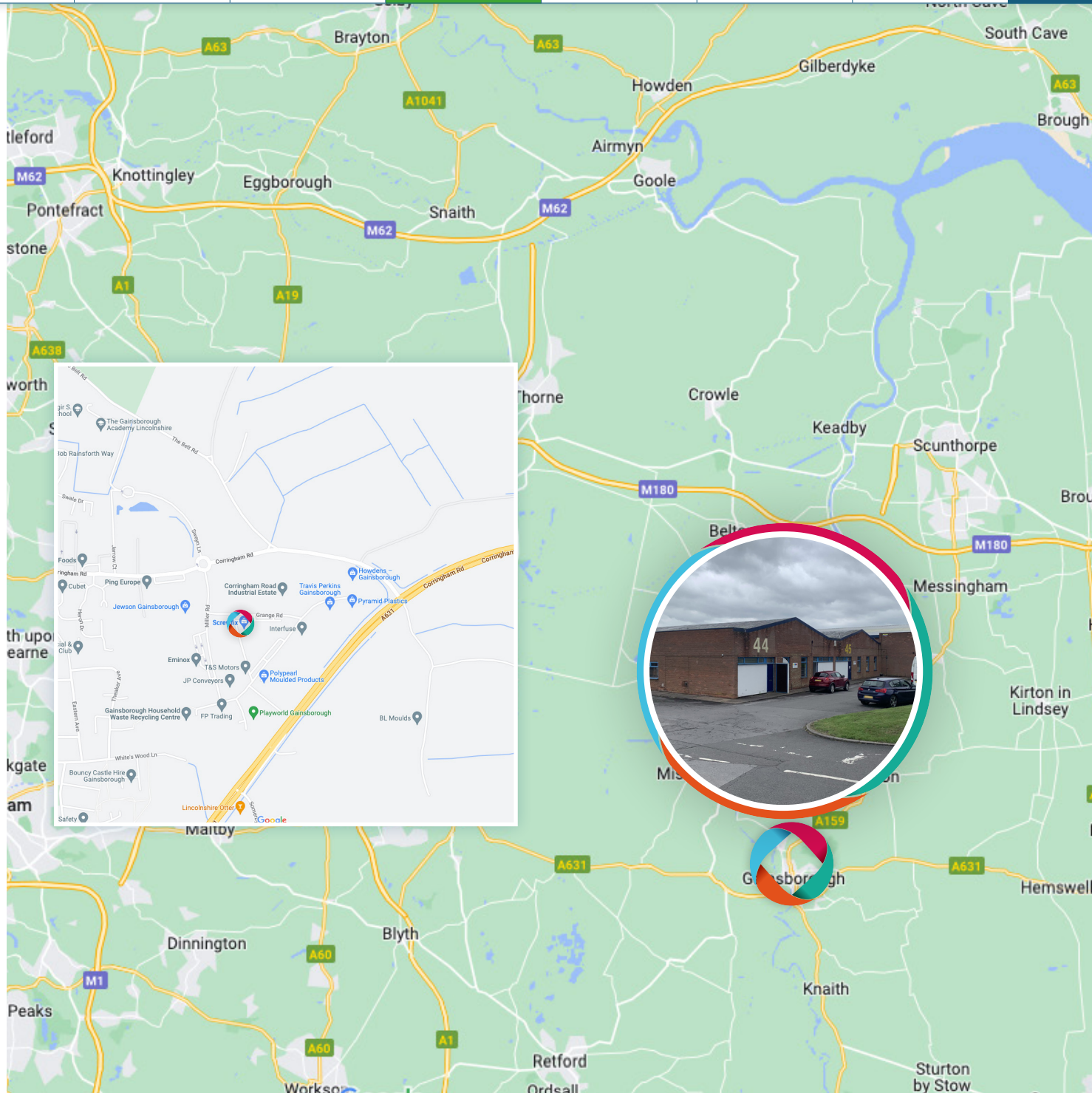
Each party is to be responsible for their own legal costs incurred in documenting the transaction.





## Location

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











## Corringham Road Industrial Estate

m seven



- 5 Gainsborough Motorquip Ltd
- 6 Cullen Electrical Ltd
- 7 J P Consultancy
- 8 Road Safety Markings Association
- 9 Fina Welding Fabrications Ltd
- 10 Prestonian Technologies Ltd
- 11 Elite Workwear UK
- 12 Focus Natural Foods Ltd/Rawer Foods Ltd
- 13 P.D.W. Engineering Ltd
- 14 Alliance Healthcare (Distribution) Ltd
- 15 Lincolnshire Bearings & Fasteners
- 16 Focus Food Equipment Ltd
- 17 New Design Group Ltd
- 18 New Design Group Ltd
- 19 Screwfix Direct Ltd

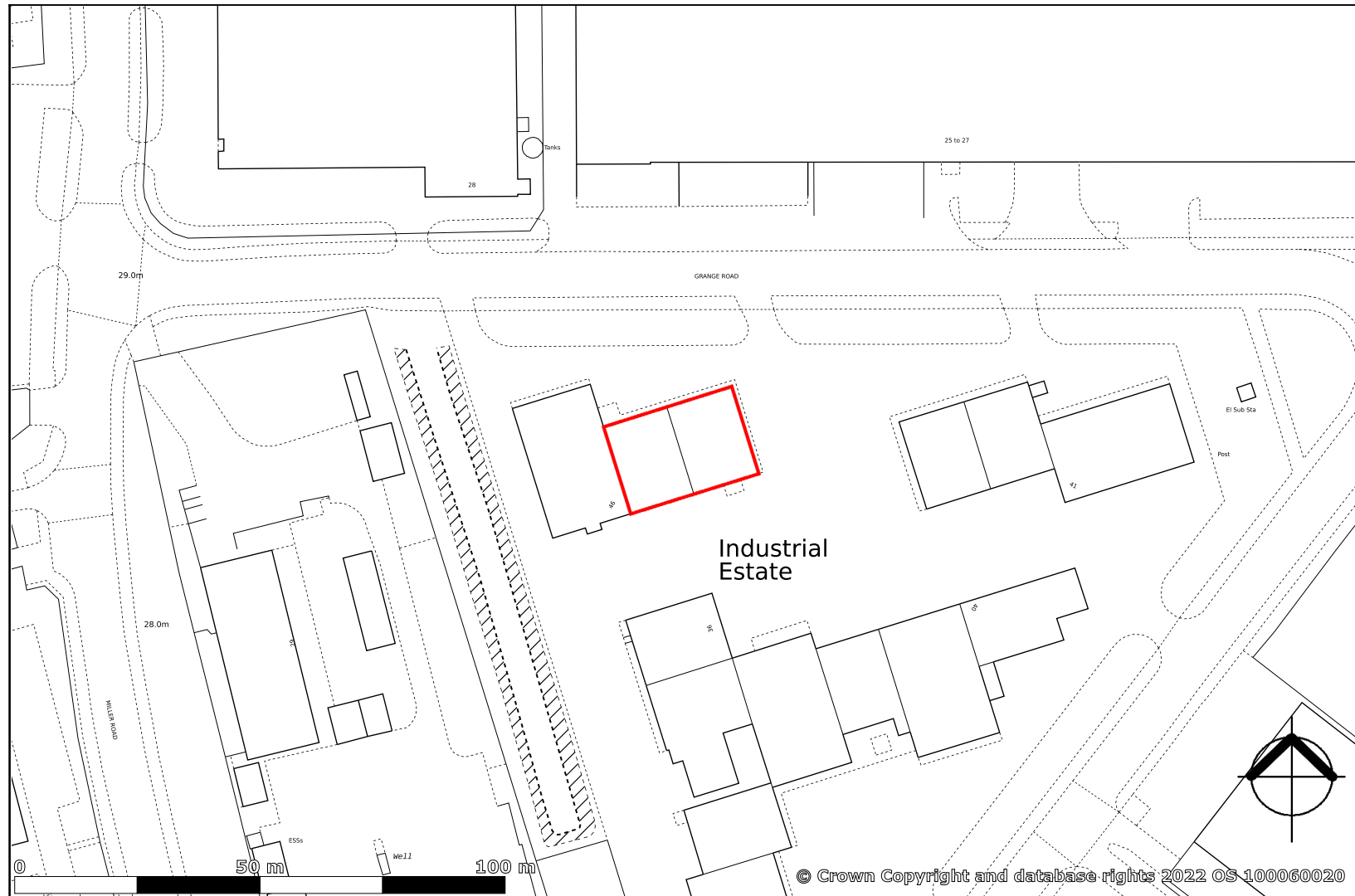
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## Unit 44 &amp; 45, Corringham Road Industrial Estate, Corringham Road, Gainsborough, DN21 1QB

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Plotted Scale - 1:1,250



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