

WAREHOUSE UNITS

TO LET



**Units 2, 3, 4 & 12, Corringham Industrial Estate, Corringham Road,
Gainsborough, DN21 1QB**

#1227270/2025D

Eddisons

UNITS 2, 3, 4 & 12, CORRINGHAM INDUSTRIAL ESTATE

CORRINGHAM ROAD, GAINSBOROUGH, DN211QB



Agreement

To Let



Detail

Warehouse Units



Rent

From £124,248 pax



Size

2,886 sq m to 12,399 sq m
(31,062 sq ft to 133,464 sq ft)



Location

Gainsborough, DN211QB



Property ID

#1227270/2025D

For Viewing & All Other Enquiries Please Contact:



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JOINT AGENTS

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Property

The property comprises a number of neighbouring mid-terrace warehouse bays that have been reclad in recent years, providing open plan storage areas with ancillary office, staff and WC facilities in certain areas.

There are a mix of ground and dock level vehicular access loading doors, solid concrete floors, heights to the underside of the roofs from 5.8m, suspended lighting and potential for heating (gas to be reconnected if required).

There is ample external loading, circulation and parking.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Unit 2	2,886	31,062
Unit 3	3,074	33,088
Unit 4	3,454	37,180
Unit 12	2,985	32,134
Total GIA	12,399	133,464

Energy Performance Certificate

Rating: Unit 2 - C52
 Unit 3 - B36
 Unit 4 - B38
 Unit 12 - C71

Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents 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 lessees 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 Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. Gas is available and can be reconnected if required. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for warehouse based uses under Class B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

Charging Authority: West Lindsey District Council
Description: Warehouse and Premises
Rateable Value: Unit 2 - £71,000
 Units 3 & 4 - £132,000
 Unit 12 - £68,500

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

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** either as a whole or individual units on flexible terms from 12 months+.

Rent

Unit 2 - £124,248 per annum exclusive

Unit 3 - £132,352 per annum exclusive

Unit 4 - £148,720 per annum exclusive

Unit 12 - £128,536 per annum exclusive

Total - £533,856 per annum exclusive

VAT

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

Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

Legal Costs

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

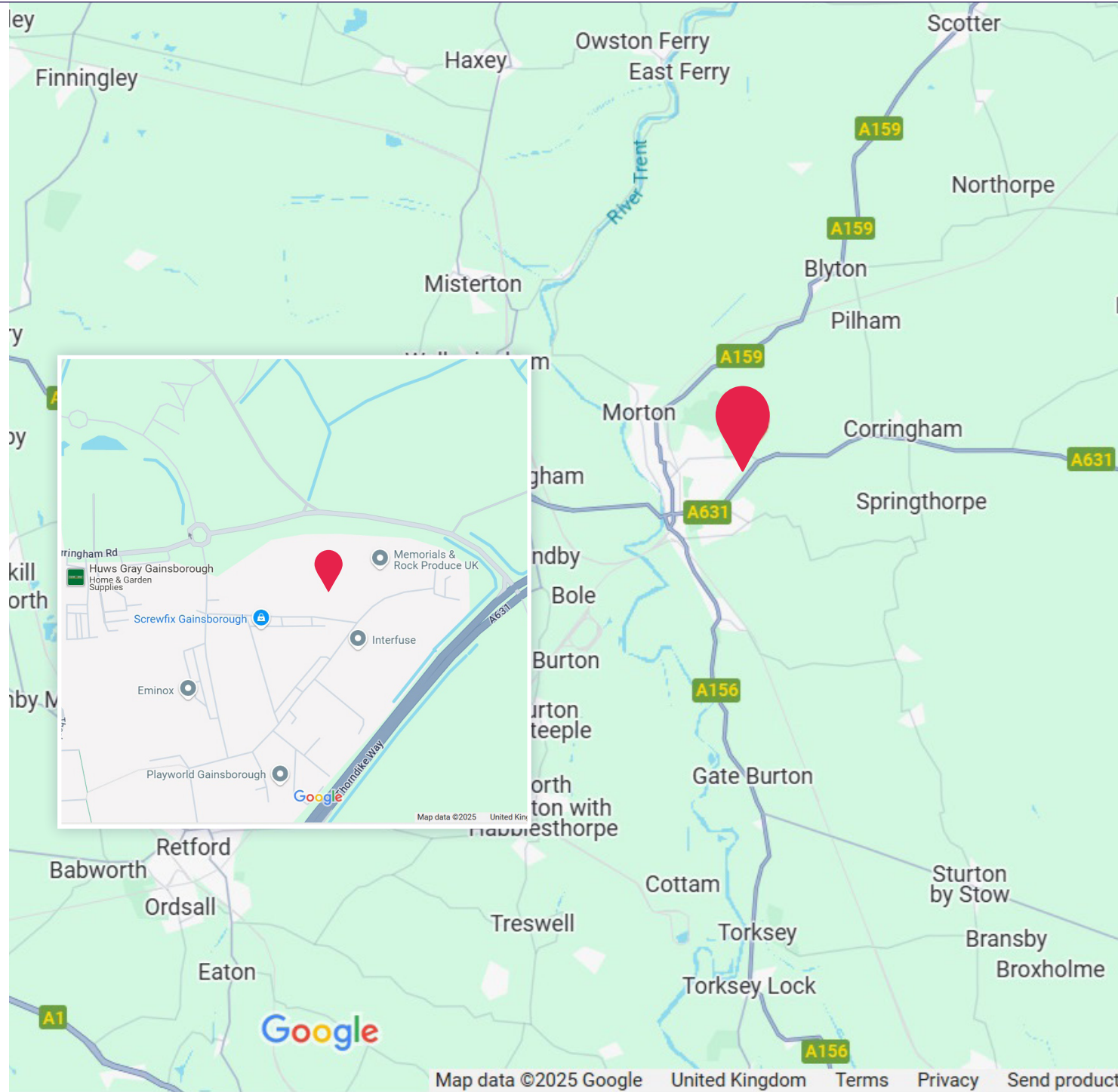
Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

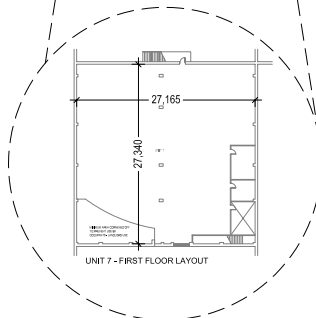
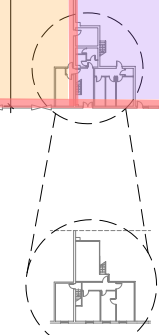
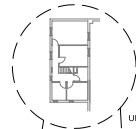
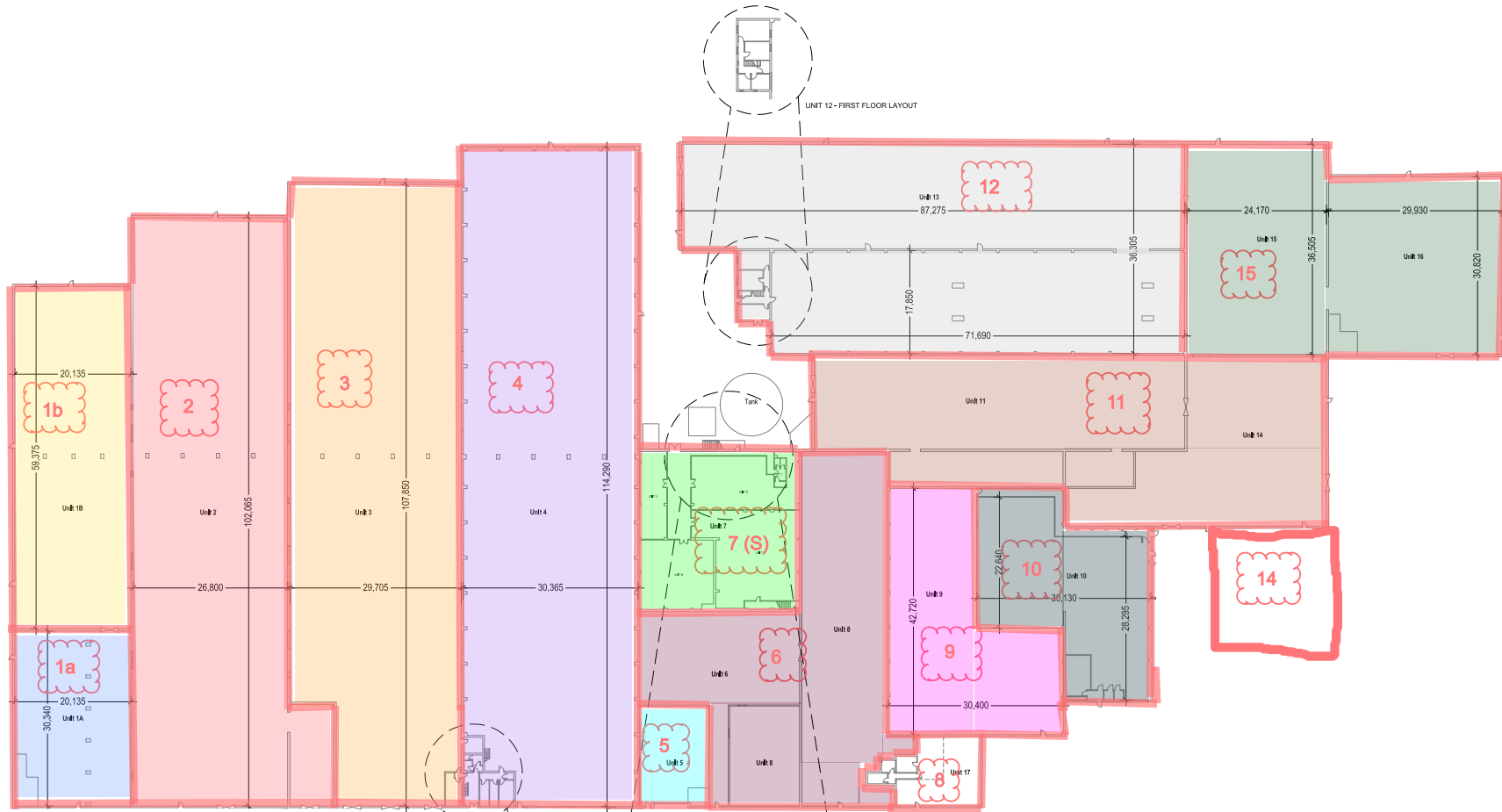
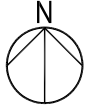
The property occupies a convenient position within an established industrial estate a short distance from both Gainsborough Town Centre and the A631 dual carriageway.

Gainsborough is a growing East Midlands Market Town with a resident population of 20,537 (2021 Census).









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Ref	Risk/Hazard
-	NONE

Rev	Date	Drawn	Description	Checked

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Client:	Strawsons Property
Project:	Warehouse Units Corringham Road, Gainsborough
Title:	Site Plan
Scale:	A1 - 1:400, A3 - 1:200
Drawn:	SY
Checked:	CW
Date:	Feb 2013
Drawing No.:	D-227 BSP 09 - SK10
Rev:	-