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Somerby Way, Somerby Park, Gainsborough DN21 1QT

£7.50 per sq ft fully inclusive* To Let

New, high-spec warehouse space

- Part of the Meditrade UK building
- 12.4m min eaves height (to underside of haunch)
- Dock levellers and ground level roller shutter doors
- EPC band A

Approx. 5,060 sq m (54,500 sq ft)

Location

Gainsborough is a busy Lincolnshire market town and the administrative centre for West Lindsey District Council. The town is 30 mins drive time from the motorway network (A1(M) and M1), two international airports and the East Coast Mainline rail services. Gainsborough was awarded New Growth Status by the Government in 2008. This will see a major growth and investment programme which will see 4,435 homes developed by 2036 together with commercial development and job creation. This will see the population increase to around 30,000. Major businesses located in the town include PING, EMINOX and Regal Manufacturing.

The building is located at the entrance to the Somerby Park Estate and fronts the A631

Lincoln	18 miles
Doncaster	21 miles
Sheffield	40 miles
Retford	11 miles

Description

The property was completed in early 2025 as the UK head office and distribution centre for Meditrade UK.

The available space forms part of the main warehouse area with any tenant also having use of other shared facilities as agreed.

The available warehouse area is approx. 80.3m x 63m with two dock leveller doors and one ground level.

Accommodation

Approx. gross internal warehouse area:

5,060 sqm (54,500 sq ft).

Business Rates

The rates will either be charged to a tenant on a proportionate basis or will be subject to assessment by The VOA.

Planning

B8 storage and distribution.

Tenure

To let on new lease for a period of years to be agreed (up to 5 years) at a *fully inclusive rent (other than business rates) of £7.50 per sq ft per annum + VAT. This will include, lighting, power, use of agreed common areas, building insurance and external building repairs and maintenance. Any tenant to be responsible for internal repairs.

VAT

VAT is chargeable on the rent.

Legal Costs

Each party to pay their own.

EPC Rating

Band A.

Viewing & Further Information

Brown & Co

29-33 Grove Street

RETFORD

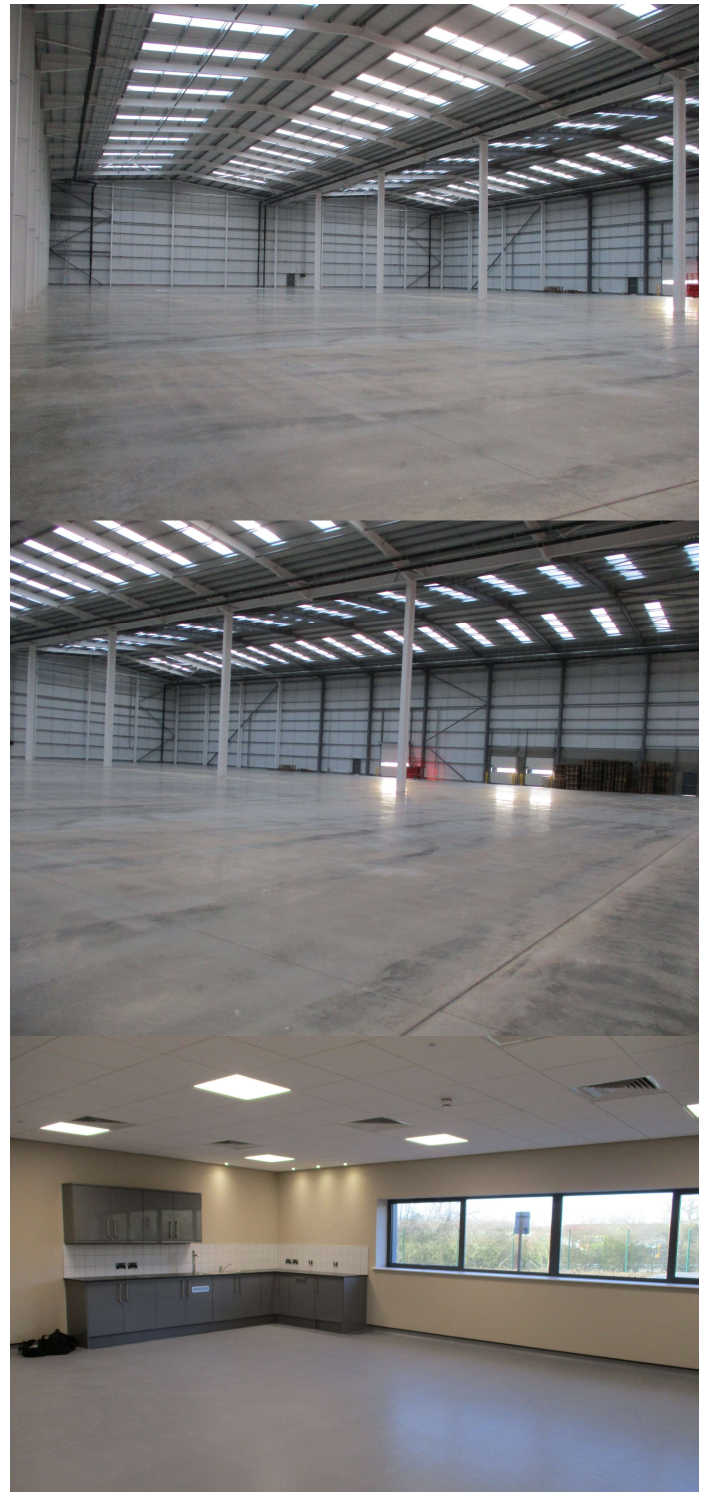
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Brochure prepared February 2025



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