

FOR SALE

INDUSTRIAL BUILDINGS WITH ENCLOSED YARD

Ropery Road

Gainsborough

DN21 2BG



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Features

- SELF CONTAINED OFFICE BUILDING
 - 2 WAREHOUSE/PRODUCTION BUILDINGS
 - POTENTIAL TO EXTEND STP
 - POTENTIAL FOR OTHER USES –
 - GOOD HGV ACCESS
 - FREEHOLD
 - TOWN CENTRE LOCATION
- RESIDENTIAL/CARE/LEISURE subject to planning

Registered number 08724583

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Description:

Excellent employment site suitable for a range of uses including warehousing.

Previously the Head Quarters of Beaphar / Sinclair Animal & Household Goods who produce world leading pet food brands the site offers a great opportunity in a town centre location with good transport links to the A1M/M180 and a few minutes walk to Gainsborough Town Centre and railway station.

The site extends to approximately 7 acres being fully enclosed with Ropery Road on the East Boundary and the River Trent on the West Boundary. The site is all hard standing with 3 separate vehicular entrances and a single pedestrian entrance.

Schedule of Accommodation

Offices

Set over 3 floors, laid out with a mix of cellular offices, open plan offices / meeting rooms and ancillary spaces with a total NIA of 661m² / 7,115 sq ft

Warehouse / Production Facility (Unit 1)

Large open production space on the ground floor with associated offices, laboratories, canteen and welfare facilities and first floor laboratory. Part of the production space has mezzanine storage above.

Ground Floor with a total NIA of 3,194m² / 34,380 sq ft

First Floor with a total NIA of 307m² / 3,305 sq ft

Mezzanine with a total NIA of 546m² / 5,877 sq ft

Warehouse (Unit 2)

Warehouse storage laid out with a combination of ground floor storage / handling space and metal racking from floor to ceiling, associated offices and welfare facilities.

Ground Floor with a total NIA of 3,530m² / 37,997sq ft

Mezzanine with a total NIA of 249m² / 2,680 sq ft

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/8408-2953-0932-7679-5356>

<https://find-energy-certificate.service.gov.uk/energy-certificate/4055-2158-0909-3314-6169>

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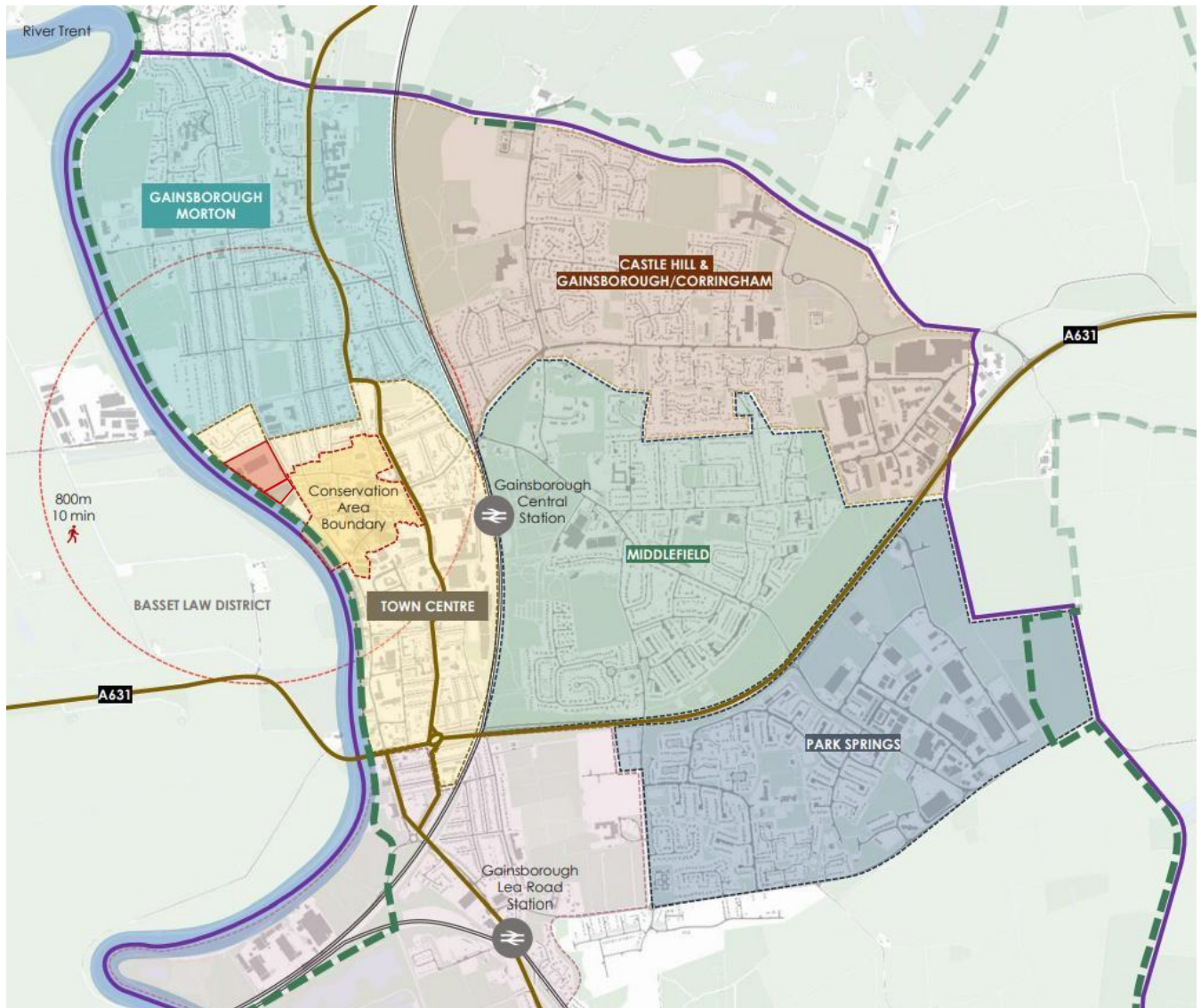
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Location Plan:



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Contact and viewing is by appointment only through the agent.

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