

Industrial

# UNIT 45 | CORRINGHAM ROAD INDUSTRIAL ESTATE

Grange Road, Gainsborough, DN21 1QB

## UNIT 45 | 2,677 SQ FT

Industrial Unit with office accommodation

Benefitting from office accommodation, 3 phase power and an electric roller shutter door, this unit is suited to a variety of business needs including storage, trade counters and more traditional manufacturing uses. The estate itself is situated in a prime industrial location and offers ample yard facilities and generous car parking across the site.

Lease Type

New



### ✔ Unit Summary

- Refurbished Unit
- Office Accommodation
- 3 Phase Power
- Turning Circle
- LED Lighting
- 24 Hour Access

### £ Occupational Costs

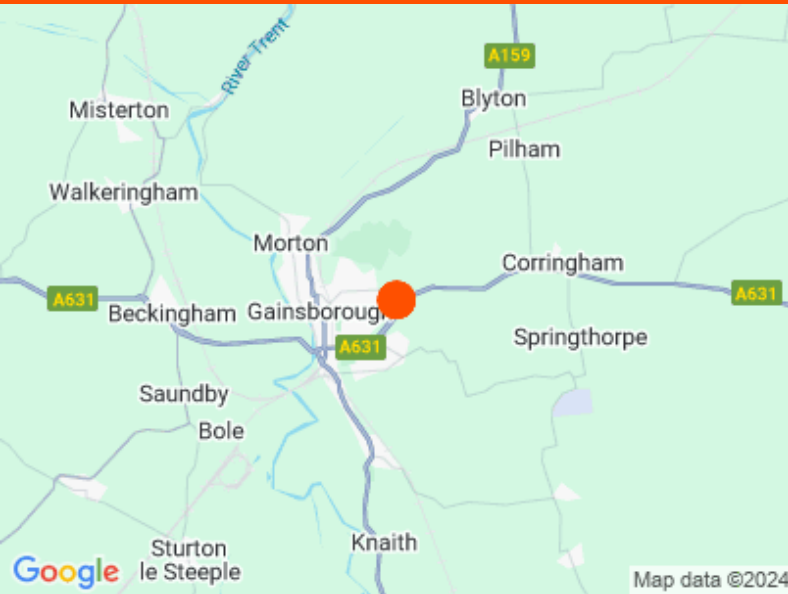
	Per Annum	Per Sq Ft
Rent	£24,100.00	£9.00
Rates	£8,347.00	£3.12
Maintenance Charge	£3,300.00	£1.23
Insurance	£535.40	£0.20
<b>Total Cost</b>	<b>£36,282.40</b>	<b>£13.55</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

Industrial

# UNIT 45 | CORRINGHAM ROAD INDUSTRIAL ESTATE

Grange Road, Gainsborough, DN21 1QB



## Location

Gainsborough is located in North West Lincolnshire, close to the border with South Yorkshire. It is the principal administrative centre for the West Lindsey district and lies 19 miles north west of the City of Lincoln and 22 miles south east of Doncaster. The estate is approximately 2 miles east of Gainsborough town centre.



Road  
A163: 1 mile



Airport  
Humberside airport: 20 miles



Rail  
A163: 1 mile

## Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (72)



enquiries@indurent.com  
+44(0) 808 169 7554

www.indurent.com

Follow us



## Key Contact



**Carola Parrino**

Customer Engagement Manager

"Carola is our Customer Engagement Manager for our properties in North East of England. Please contact Carola if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Indurent."



+44(0) 808 169 7554



For more info please visit: [unit.info/UIP0101499](https://unit.info/UIP0101499)

+44(0) 808 169 7554