



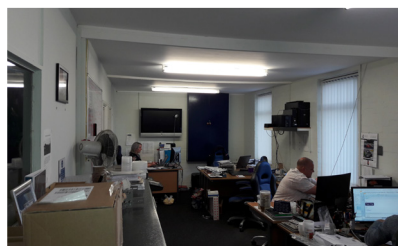
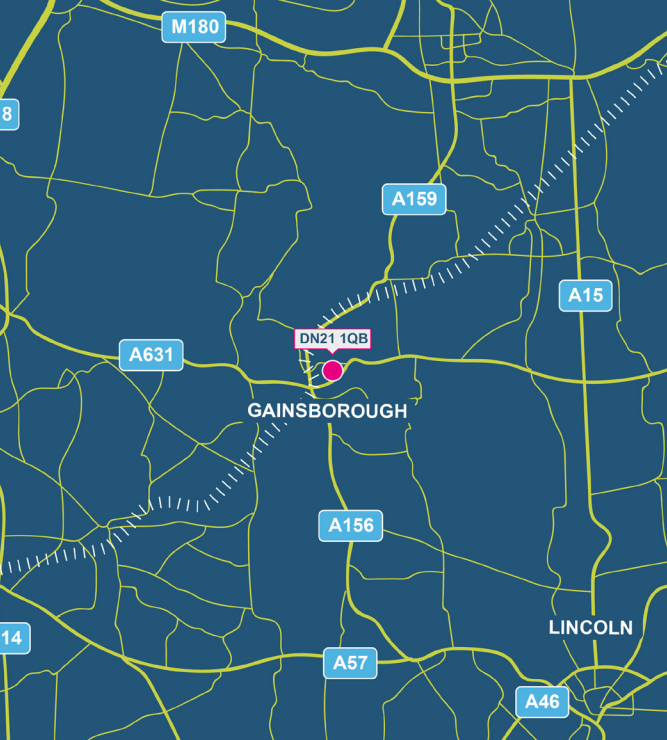
**BANKS  
LONG&Co**



UNIT 36, CORRINGHAM ROAD INDUSTRIAL ESTATE,  
GAINSBOROUGH, DN21 1QB

- Established estate location
- 248 sq m (2,670 sq ft)
- Quick access to A631
- Estate occupiers include Screwfix, Howdens Joinery and Travis Perkins
- **TO LET**





## LOCATION

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

The estate houses occupiers including Screwfix, Travis Perkins and Howdens Joinery.

## PROPERTY

The property comprises an end-terrace light industrial unit constructed with brick elevations and pitched corrugated roof incorporating roof lights, concrete floor, overhead lighting and roller shutter door onto rear shared yard, offices, kitchenette and WC accommodation.

Externally the property benefits from car parking, circulation and loading facilities.

## ACCOMMODATION

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

**Total GIA:** 248 sq m (2,670 sq ft)

**EPC Rating:** To be assessed

## SERVICES

We understand that all mains services are available at the property. Interested parties are advised to make their own investigations to the relevant utility service providers.

## TOWN AND COUNTRY PLANNING

We understand that the accommodation has consent for uses falling within Classes B1 (Light Industrial), B2 (General Industrial) and B8 (Storage and Distribution) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

## RATES

**Charging Authority:** West Lindsey District Council

**Description:** Workshop and Premises

**Rateable value:** £7,900

**UBR:** 0.504

**Period:** 2019-2020

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 premises are **To Let** by way of a new Full Repairing and Insuring Lease for a term to be agreed.

## RENT

**£13,350 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.

## VAT

VAT will 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.

**VIEWING:** To view the premises and for any additional information please contact the sole agents.

**Contact:** James Hall

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**Ref.** 9471/2019H