INDUSTRIAL / WAREHOUSE UNIT

TO LET.

UNIT 9 • HEAPHAM ROAD INDUSTRIAL ESTATE •
SANDERS ROAD • GAINSBOROUGH •
DN21 1RZ •



- Industrial / Warehouse Unit
- 380 Sq M (4,100Sq Ft)
- Eaves 6.15m to 7.18m
- Open Plan Space
- Internal Office Area
- Well Established Industrial Location

FLINT
REAL ESTATE

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DESCRIPTION

Open plan, modern, high quality industrial / warehouse unit with useful office space and heigh cleared eaves of 6.15m.

- Open plan space
- Office areas
- W/C
- Kitchenette
- 3 phase electric supply
- Min eaves height of 6.15m
- Max eaves height of 7.18m
- Within a fenced & secure estate
- Established industrial estate
- 24-hour access



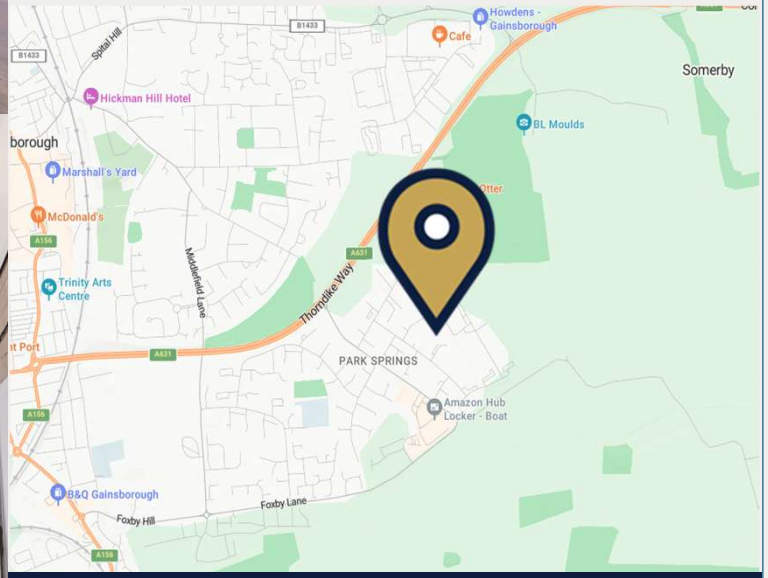


LOCATION

This property is prominently located on Sanders Rod on the Heapham Road Industrial Estate, one of Gainsborough's main industrial employment areas sitting adjacent to A631 Thorndike Way.

The property is well located just 2 miles east of

Gainsborough town centre, 13 miles south of Scunthorpe and the M180, 16 miles east of the A1 main transport road link, 24 miles from Newark and 18 miles from the city of Lincoln



SAT NAV: **DN21 1RZ**

/// **CAMPFIRES.SHOWCASE.COMMENTS**

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ACCOMMODATION

Unit	Sq M	Sq Ft
Unit 9 (GIA)	380	4,100

ASKING RENT

Quoting rent: £30,000 per annum exclusive.

Please contact the agents for more information.

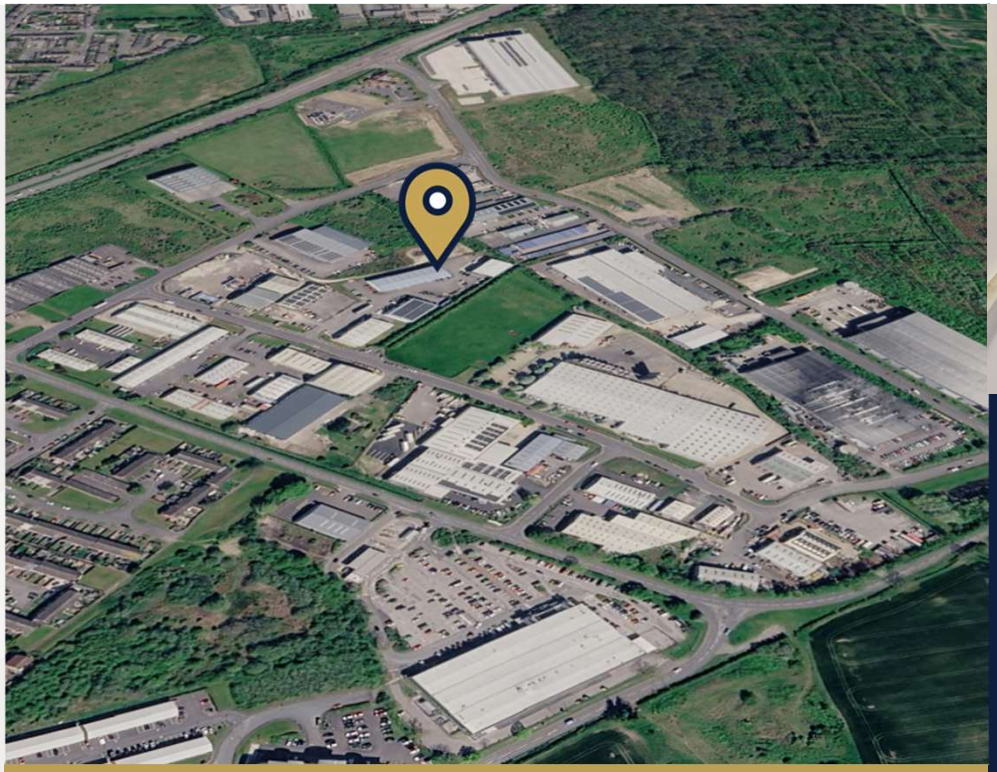
LEASE TERMS

The property is available to lease on FRI terms to be agreed.

BUSINESS RATES

Ratable Value: TBC

Interested parties are encouraged to make their own enquiries with the VOA.





SERVICES

Mains services including 3-phase power supply are connected.

EPC

Rating: C (64)

VAT

Rent quoted is exclusive but may be subject to VAT.

AML

Tenants will have to supply information to comply with Anti Money Laundering Regulations.

VIEWINGS

By appointment with the Sole Agents below:

Ben Flint

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Alexandra De Freitas

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REAL ESTATE

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