Pygott & Crone

5 Wharton Place,

Wharton Close, Gainsborough, DN21 1FQ

£20,000 pa

Details

- To Let
- 2583 sqft (239.96 sqm)
- Electric sectional door
- 5m Eaves height
- Very accessible location
- Allocated parking
- 3 Phase power
- Rent £21,000 pax

Location

Morton
Blyton Rd
Thonock Park
Ropery Rd
Screwfix Gainsborough
Beckingham
Gainsborough
Retford & Gainsborough Garden Centre
The Flood Rd
A631
Morrisons
SOMERBY
ALDI
Foxby Ln
Waggy Tail Farm
River Trent
A156
Saundby
Google
Map data ©2024

Overview

Final Brand New 2,583 sq ft light industrial units available to rent. This development is an extension to the already successful Willoughton Place development by Stirlin.

SITE LOCATION
Wharton Place will be conveniently located on Foxby Lane Business Park in Gainsborough's prime commercial district, with easy access to the A1, M180 and A15 road networks and is only a 35 minute drive from both Lincoln city centre and Doncaster airport.

DESCRIPTION
The development as a whole comprises 10 brand new high specification, modern units suitable for variety of uses, that range in size from 1,302 to 2,583 sq ft.

All units will benefit from allocated parking, an electric sectional door, toilet facilities and an eaves height of 5 meters to accommodate a mezzanine floor upon request.

TOWN AND COUNTRY PLANNING
The new development has consent for Use Class E (g), with the potential to consider other uses subject to planning.

TENURE
The Units are available to rent.

Rent from £21,000 plus VAT, subject to a minimum term of 3 years or longer by negotiation.

SERVICES
Mains electricity (including 3 phase) and water are available to the property. None of the services have been tested and interested parties are advised to satisfy themselves in the regard.

SERVICE CHARGE
Each building will contribute to the cost of shared services. Each building owner will be granted shares in the management company.

BUSINESS RATES
The individual rateable value of the properties will be assessed following completion of the build. Small business rates relief may be available however, we recommend all prospect purchasers seek clarification from the local authority with regards to their eligibility to claim such the relief.

LEGAL COSTS
Each party will be responsible for their own legal costs.

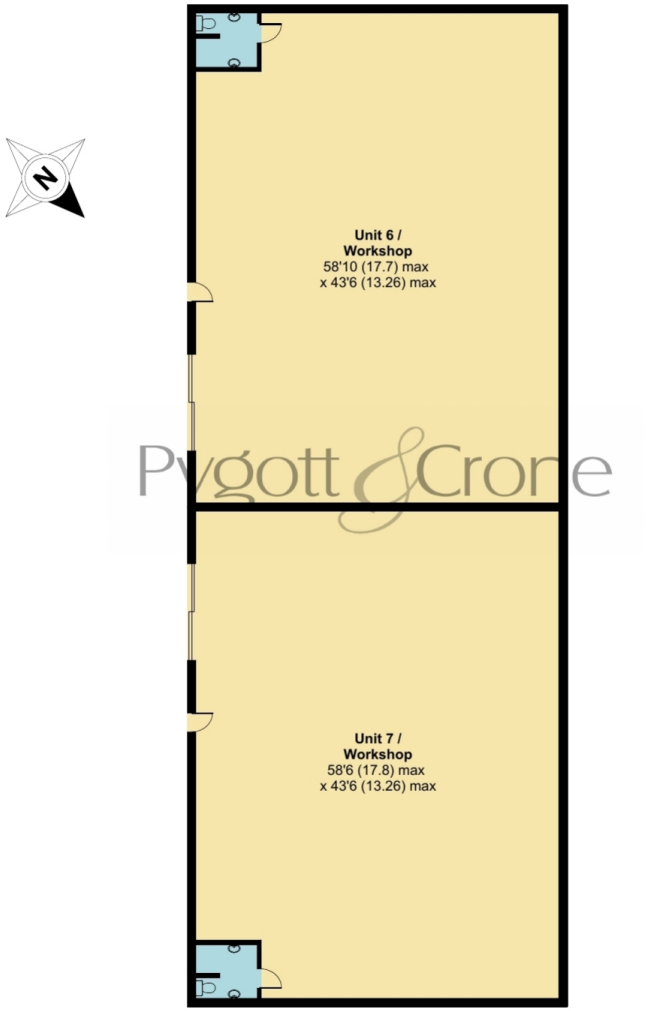
CEPC
An Energy Performance Certificate will be carried out for these units on completion of the construction.

VIEWING
Viewing is strictly by appointment with the sole agents:
Pygott & Crone,
William Downing
wdowning@pygott-crone.com

Foxby Lane, Gainsborough, DN21

Unit 6 = 2583 sq ft / 239.9 sq m
Unit 7 = 2583 sq ft / 239.9 sq m

For identification only - Not to scale



GROUND FLOOR

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Pygott & Crone. REF: 1080323

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5 Wharton Place, Wharton Close
is marketed through our Commercial office

36a Silver Street, Lincoln, LN2 1EW

0330 128 0939