Pygott & Crone

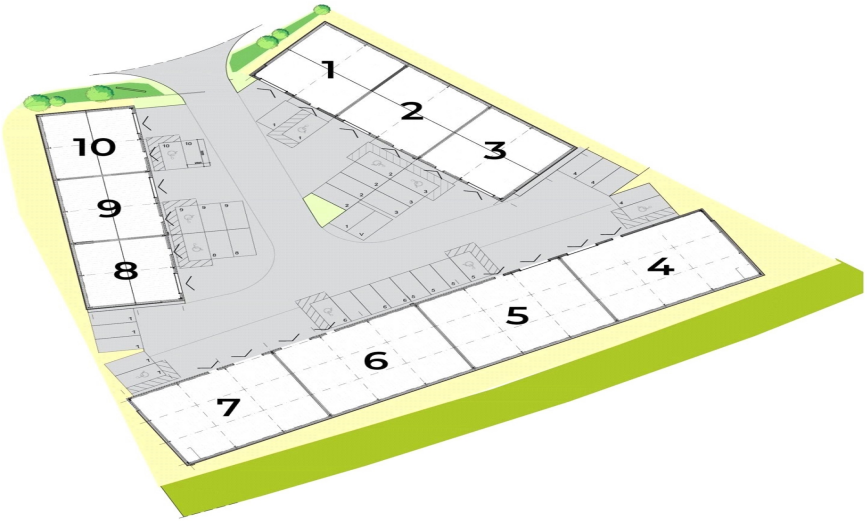
Unit 7 Wharton Place,

Gainsborough, Lincolnshire, DN21 1FQ

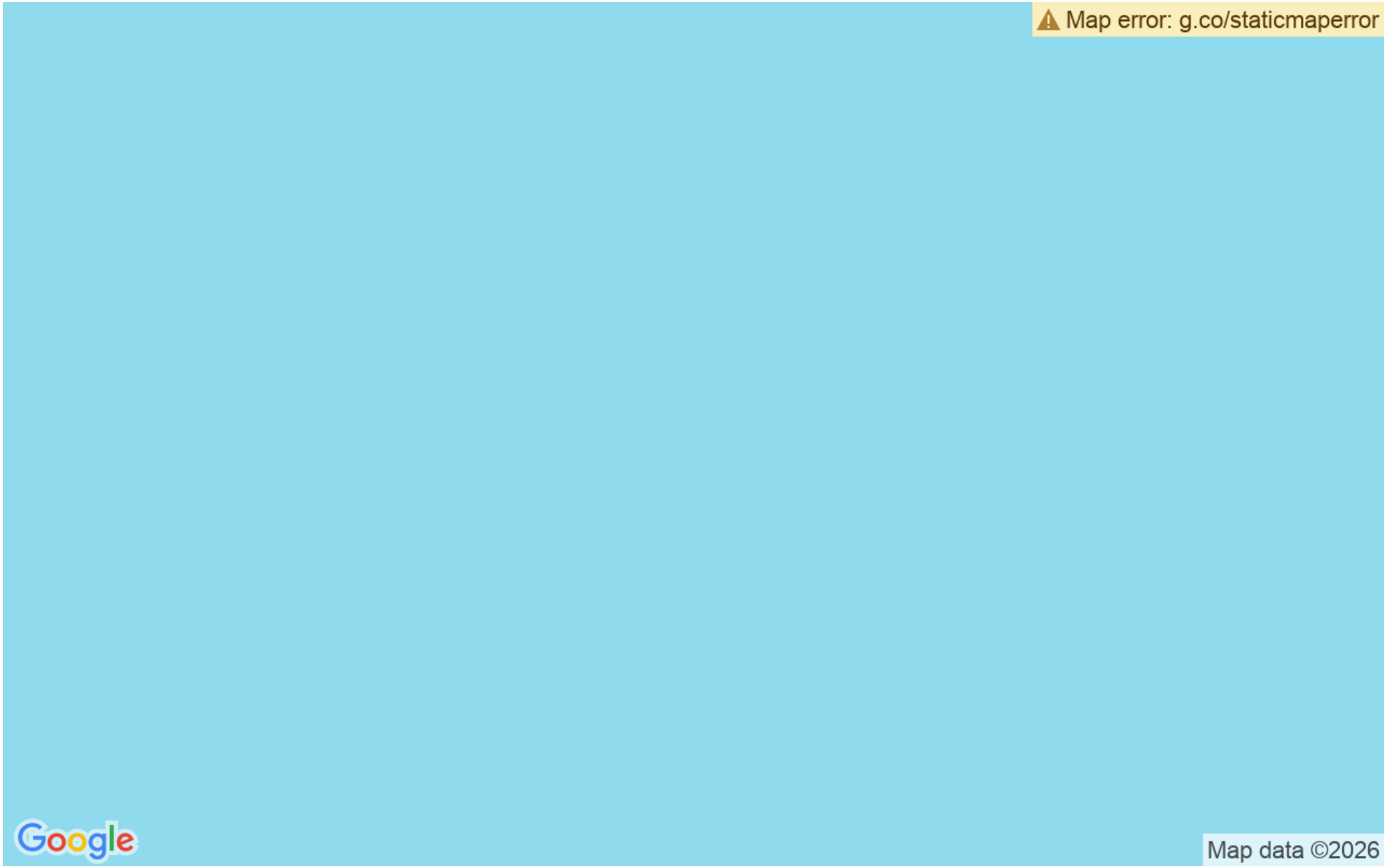
£20,000 pa

Details

- To Let
- 2,583 sqft
- Allocated parking
- Electric sectional doo
- 5m Eaves height
- Very accessible location



Location



Overview

Wharton Place has seen the delivery of 18,581 sq.ft (1,726 sqm) of much needed industrial and employment space set across three detached blocks. This impressive gated development has recently completed and is an extension to the already successful Willoughton Place development by Stirlin.

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 will comprise 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.

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

TENURE
Leasehold

SERVICES
Mains electricity 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.

VIEWINGS
Viewing is strictly by appointment with the sole agents:

Unit 7 Wharton Place, Gainsborough
is marketed through our Commercial office

36a Silver Street, Lincoln, LN2 1EW

0330 128 0939