



Vulcan Bossit House, Wharton Close
Gainsborough, Lincolnshire, DN21 1EB

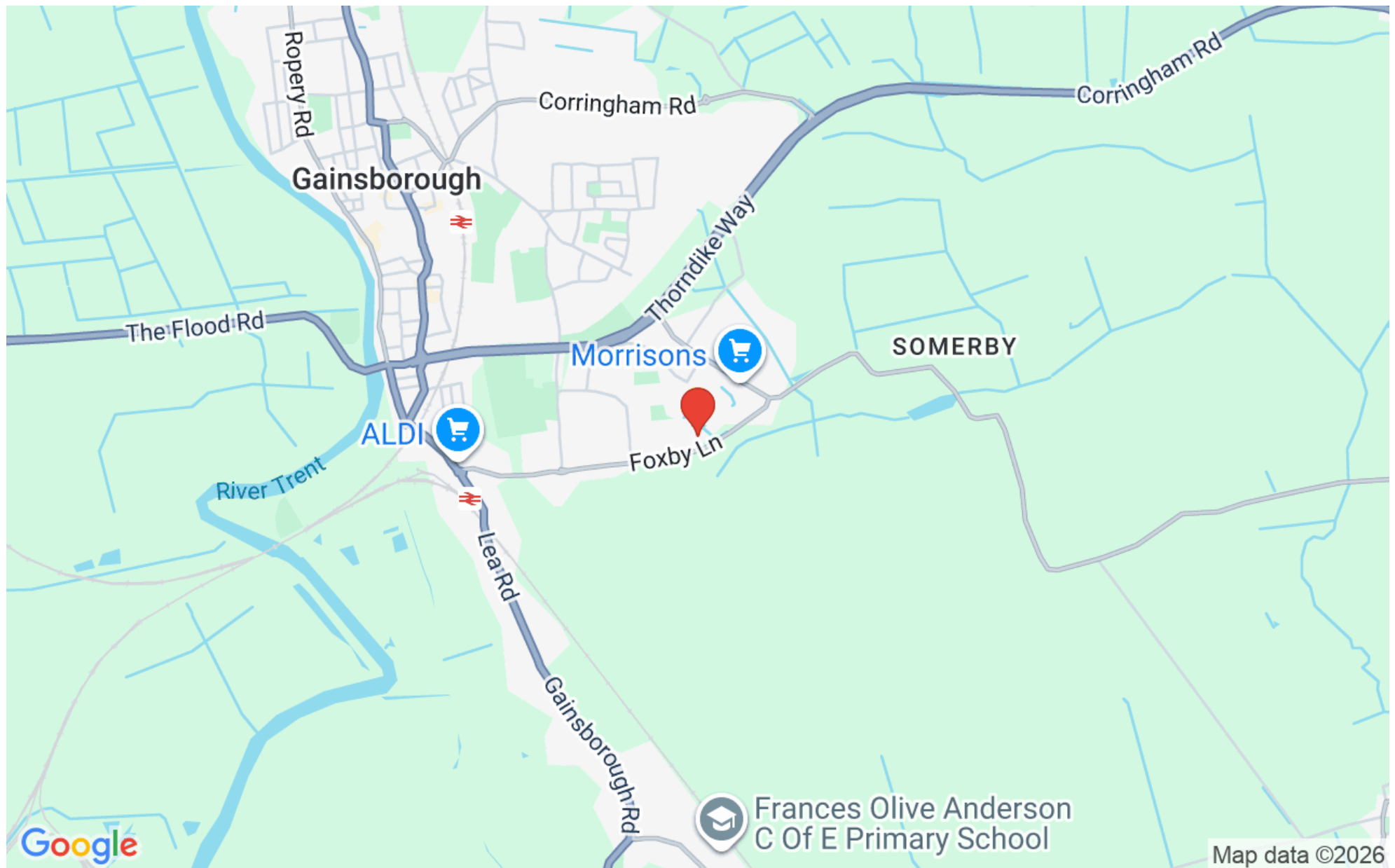
£375,000

Details

- For Sale due to relocation of business
- Superb modern office space
- Architect designed
- 1545 sqft (143.5 sqm)
- Boardroom
- Open plan office with 3 glass fronted offices plus kitchen area with integrated dishwasher and fridge
- Storeroom with up and over door and further office adjoining
- BS5839 fire alarm installed
- Intruder alarm system and comprehensive CCTV installed
- Secure perimeter with gate
- Parking for 10 with room for expansion
- Expansion Land
- CEPC rating B32



Location



Overview

The building offers a superb architect design state of the art office building constructed in the last 4 years to an excellent standard benefitting from an excellent parking provision with plenty of room to expand.



Location

The property is located within Foxby Lane Business Park, a modern business estate off Foxby Lane and within 1.5 miles of the town centre. The area is close to the major new STEP fusion site. Gainsborough is within an area of major expansion with the region set to become a global hub for agritech, defence and the energy industries. The town is home to the world renowned PING golf club manufacturer and the engine exhaust after treatment company Eminox, a world leader in its field. The town has Marshall's Yard Retail Park and a 54 bedroom hotel and is moving into a period of considerable growth with a recent major £18m regeneration including the Savoy cinema and other riverside developments. The population of the town is expected to rise from 21,000 to 30,000 with new housing underway.



ACCOMMODATION

The building offers a superb architect design state of the art office building constructed in the last 4 years to an excellent standard and benefitting from an excellent parking provision and plenty of room to expand. The building comprises a net internal area of 1545 sqft (143.5sqm) including entrance hall, board room, 3 x separate WC with the accessible toilet including shower facilities, server room, one general open plan office with kitchen area with integrated dishwasher and fridge, 3 cubicle offices (of which, one has a separate storage room) with attractive glass partitions, storeroom with up and over door and further room to the back. The property has an overall site area of 0.634 acres (0.256 ha)

PLANNING

The property has planning use class E

SERVICES

Mains electricity, water and drainage are connected. The property has fibre broadband connected.



TENURE

The property is for sale freehold with vacant possession.

RATEABLE VALUE

The property has a rateable value of £14,750

CEPC

The property has a CEPC of B32 which is valid until the 5th February 2034

LEGAL COSTS

Each party are responsible for their own legal costs

VAT

The price is exclusive of VAT if applicable



LOCAL AUTHORITY
West Lindsey District Council

Guildhall

Marshalls Yard

Gainsborough

Lincolnshire

DN21 2NA

Tel 01427 676676

VIEWINGS

Contact Pygott & Crone Commercial

01522 536777



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Ground Floor Net Internal Area = 1545 sq ft / 143.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS3 Commercial). © nlcocom 2026. Produced for Pygott & Crone. REF: 1438294





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Vulcan Bossit House, Wharton Close, Gainsborough
is marketed through our Commercial office

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