



Unit C, Sandars Road

Heapham Road Industrial Estate, Gainsborough, Lincolnshire, DN21
1RZ

£345,000

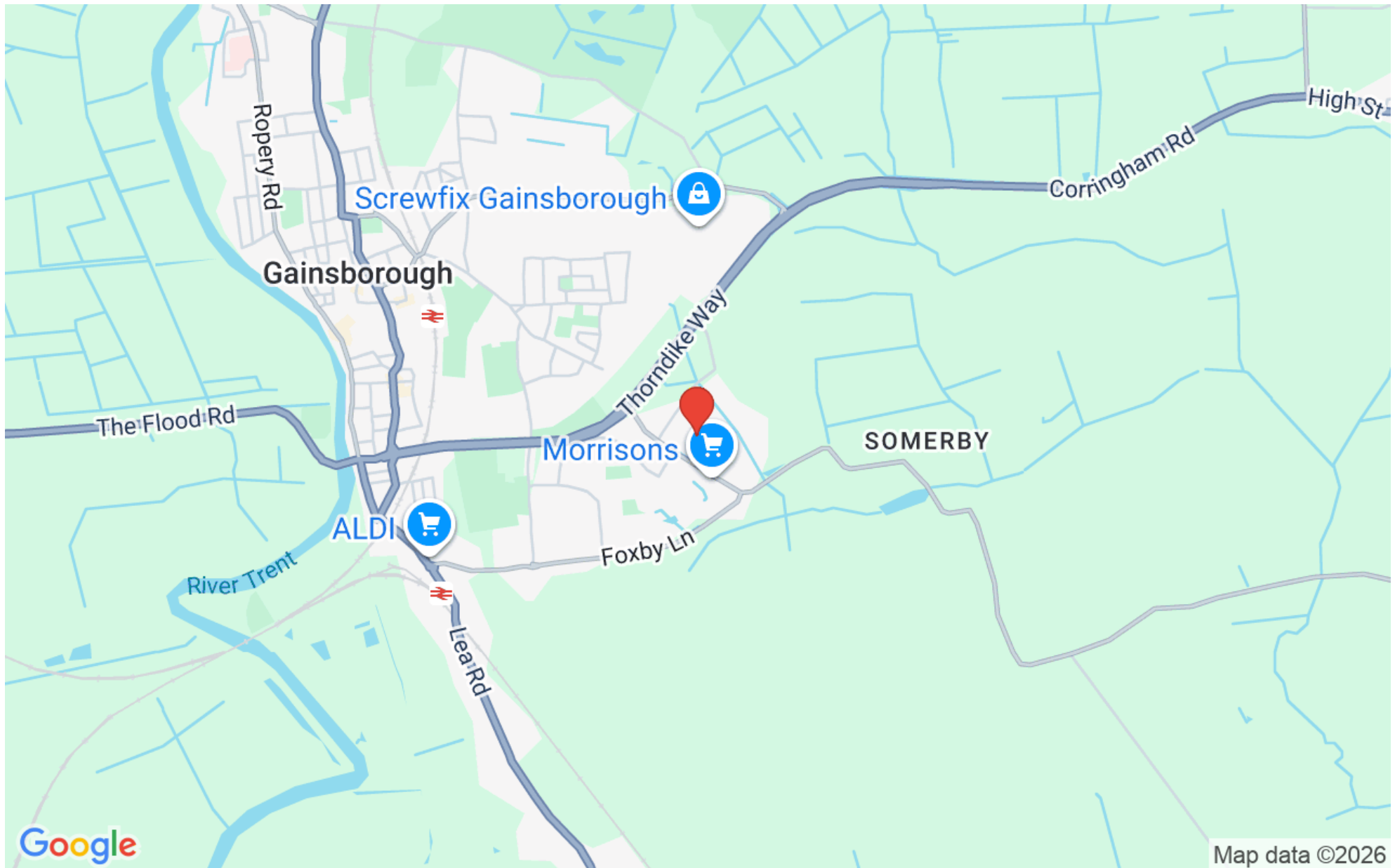
Details

- For Sale
- End Terrace Unit
- Overall area 3836 sqft (356.3 sqm)
- Ground Floor 2558 sqft (237.3 sqm)
- First Floor Mezzanine 1278 sqft (118.7 sqm)
- Parking to the front
- Shared yard
- CEPC Rating of D





Location



Overview

An excellent opportunity to purchase this light industrial unit within a shared yard with upto 4 car spaces with further shared area. The unit is an end terraced building with a ground floor area of 2558 sqft (237.3 sqm) and a mezzanine floor area of 1278 sqft (118.7 sqm)



Location

The property is located on the established Heapham Road Industrial Estate in Gainsborough's prime commercial and industrial 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.

ACCOMMODATION

The property has a overall area of 3836 sqft (356.3 sqm)

Ground Floor Workshop = 2558 sqft (237.3 sqm)

First Floor Mezzanine Floor 1278 sqft (118.7 sqm)

Halogen lighting, roller door, Office, Kitchen, WC

First floor storage and office

Outside Parking for approximately 4 cars in a shared yard area

PLANNING

The property established use as light industrial unit under B1,B2 of the planning use class order



SERVICES

Mains, electricity, water, drainage and gas are connected

TENURE

The property is offered for sale freehold with vacant possession

RATEABLE VALUE

The property has a rateable value of £14750

CEPC

The property has a CEPC Rating of D which is valid until the 14th September 2034

LEGAL COSTS

Each party are responsible for their own legal costs

VAT

The price is exclusive of VAT if applicable



VIEWINGS

Contact Pygott & Crone Commercial

Tel 01522 536777

LOCAL AUTHORITY

Contact West Lindsey District Council

Tel 01427 676676



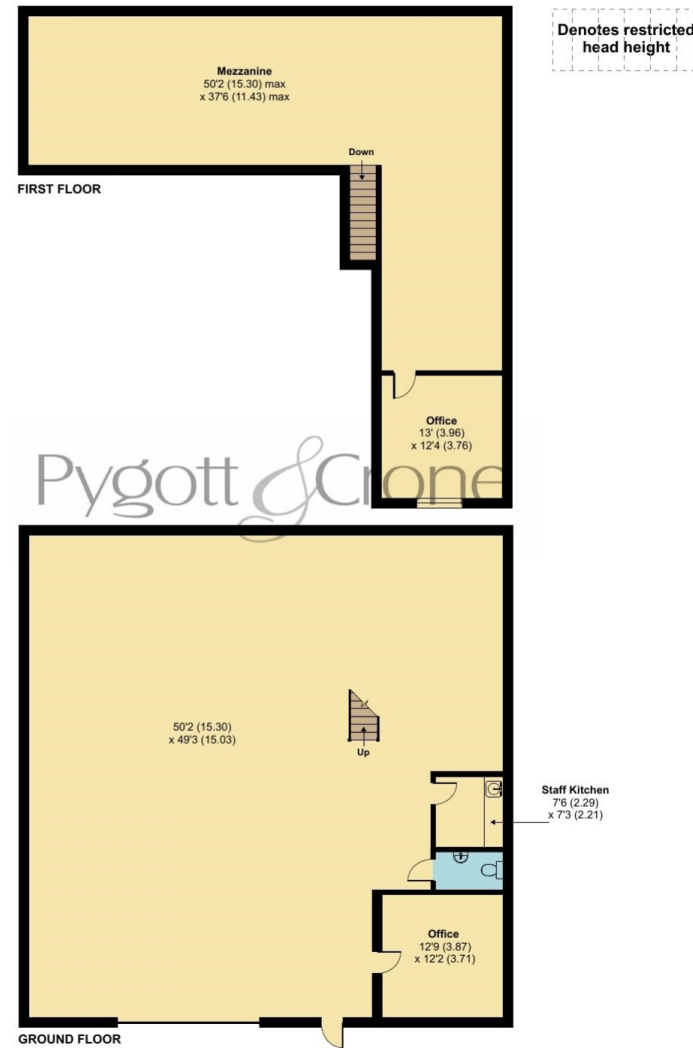
Sandars Road, Heapham Road Industrial Estate, DN21

Ground Floor Net Internal Area = 2558 sq ft / 237.3 sq m

First Floor Net Internal Area = 1278 sq ft / 118.7 sq m

Total = 3836 sq ft / 356.3 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). © nchecom 2024. Produced for Pygott & Crone. REF: 1509404



Unit C, Sandars Road, Heapham Road Industrial Estate
is marketed through our Commercial office

36a Silver Street, Lincoln, LN2 1EW

0330 128 0939