



TO LET

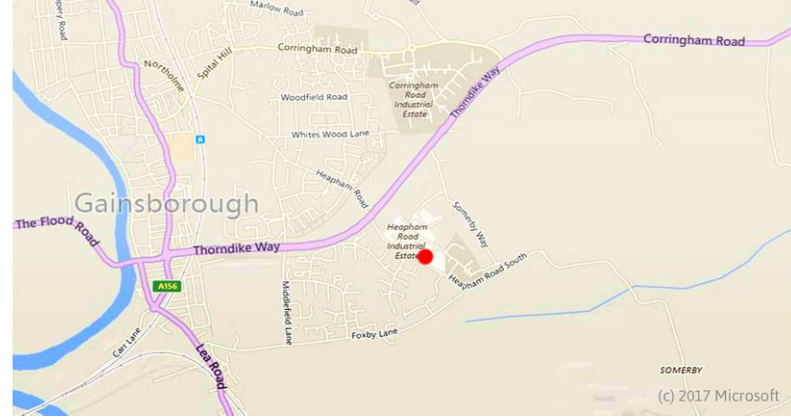
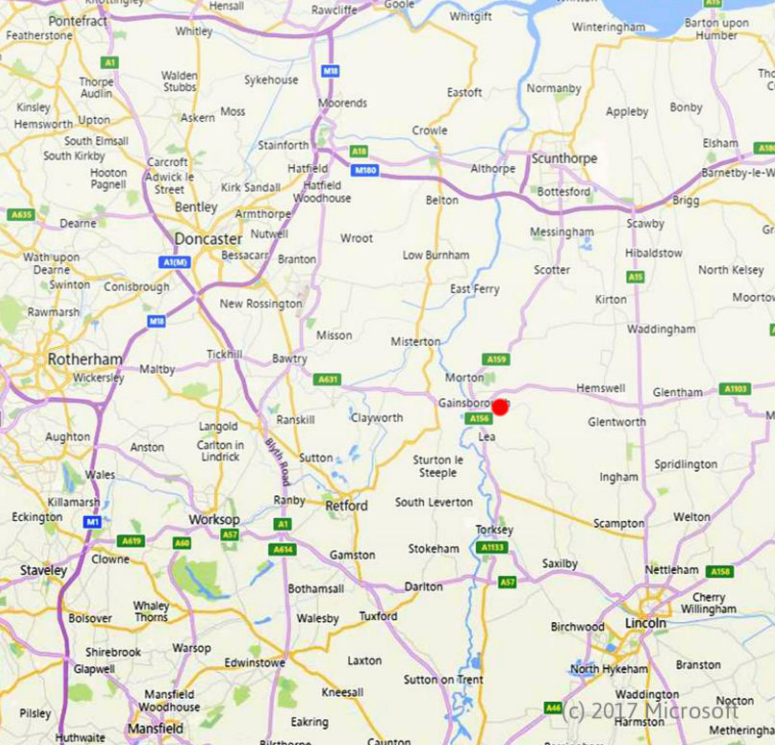
HEAPHAM ROAD INDUSTRIAL ESTATE

Sandars Road, Gainsborough, North Lincs., DN21 1RZ



- Prominent location on popular industrial estate just off A631
- Town Centre 1.5 miles
- Fully fenced and gated estate
- Various unit sizes from 1,615 to 6,996 sq ft
- Range of Tenancy Agreement and Lease options

WORKSHOP / INDUSTRIAL UNITS
1,615 to 6,996 sq ft (150 to 650 sq m)



TRAVEL DISTANCE

	Miles	Mins	
A1 (M) / A614 junction	17	26	Car
Scunthorpe	17	30	Car
Doncaster	21	38	Car
Lincoln	18	30	Car

Source: theAA.com

HEAPHAM ROAD INDUSTRIAL ESTATE

Sandars Road, Gainsborough



DESCRIPTION

The estate accommodates 12 units in a mix of terraced, semi detached and detached blocks around communal service yards and access roads. The estate is ring fenced and is gated.

The units are of steel portal frame construction, with brick/block and profiled cladding walls. Each unit has a sectional or roller goods loading door and separate personnel entrance door. Some units have internal office accommodation.

SPECIFICATION

- Reinforced concrete floors
- 3 phase electricity supplies
- Mains Gas, water and drainage
- WC block(s)
- Sectional or roller shutter goods loading doors

EPC

EPC ratings range between C70 and E115

LOCATION

Heaptham Road Industrial Estate is located off the A631 Thorndike Way, approximately a mile and a half from Gainsborough Town Centre. There is a Morrisons supermarket and fuel station close by on Heaptham Road

TERMS

- Range of Tenancy Agreement and Leasing options
- Units up to 2,500 sq ft are available on tenant internal repairing terms with rents payable monthly in advance by direct debit
- Larger units are available on tenant full repairing leases (detailed terms on request subject to unit availability)
- Deposit and / or guarantees may be required
- Any business rates due are payable directly to the Council

VIEWING / FURTHER INFO

Please contact us for current availability and for viewings



Whittle Jones - The Gateway, Fryers Way, Silkwood Park, Ossett, Wakefield WF5 9TJ

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