



NORTHERN TRUST
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TO LET

HEAPHAM ROAD INDUSTRIAL ESTATE

SANDARS ROAD | GAINSBOROUGH | DN21 1RZ

INDUSTRIAL UNITS

1,615 - 6,996 SQ FT

KEY FEATURES

- Prominent Location
- Secure Fenced Estate
- Gated Access
- Three-phase Electricity
- Excellent Transport Links
- Good Local Amenities



CONTACT US:

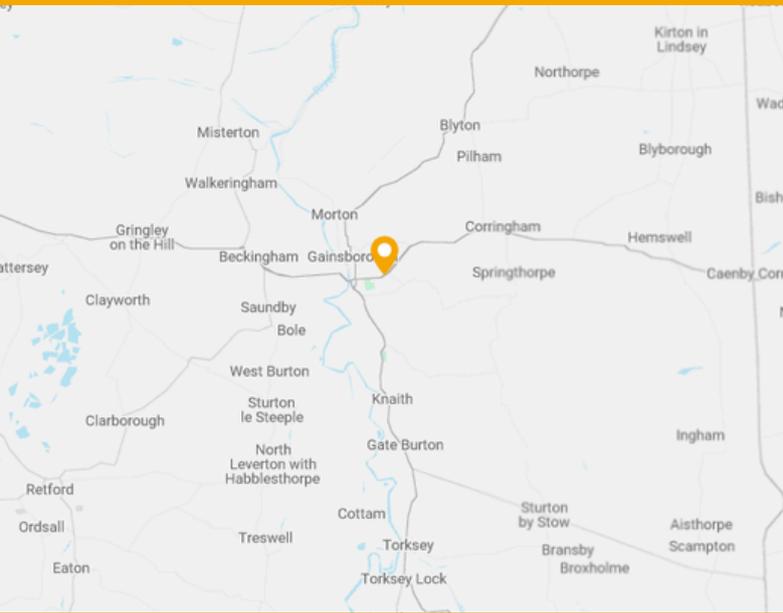
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HEAPHAM ROAD INDUSTRIAL ESTATE

SANDARS ROAD | GAINSBOROUGH | DN21 1RZ



LOCATION

Heapham Road Industrial Estate is located off the A631 Thorndike Way, approximately 1.5 miles from Gainsborough town centre. The estate sits within a well-established industrial area, providing a secure and accessible location for businesses. Local amenities include Morrisons supermarket, fuel stations, and a range of retail and leisure services in Gainsborough town centre.

The estate benefits from excellent road links via the A631, connecting directly to nearby towns and providing access to the wider regional motorway network, making it suitable for distribution, workshop, and light industrial operations.

MODERN INDUSTRIAL UNITS 1,615 - 6,996 SQ FT

DESCRIPTION

Heapham Road Industrial Estate accommodates a total of 12 units, arranged across a mix of terraced, semi-detached, and detached blocks around communal service yards and access roads. The estate is fully fenced and gated, providing a secure working environment.

The units are of steel portal frame construction with brick/block and profiled cladding walls. Each unit features a sectional or roller shutter goods loading door and a separate pedestrian entrance, with some units also benefiting from internal office accommodation.

KEY FEATURES

- Fully fenced and gated estate
- Communal service yards and access roads
- Sectional or roller shutter loading doors with separate pedestrian entrances
- Reinforced concrete floors
- Steel portal frame construction
- Approximately 1.5 miles from Gainsborough town centre
- Excellent access off the A631 Thorndike Way



EPC

A copy of the individual EPC certificates are available upon request.

TERMS

There are a range of flexible leasing options available. For further details please contact us.

VIEWING & FURTHER INFO

For further information or to arrange a viewing, please contact us.



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