

INDUSTRIAL UNIT

TO LET



**The Old Gym Works, Gainsborough Road, Hemswell Cliff
DN21 5TY**

#3854/2024L

Eddisons

THE OLD GYM WORKS

GAINSBOROUGH ROAD, HEMSWELL CLIFF, DN21 5TY



Agreement

To Let



Detail

Industrial



Rent

£21,000 pax



Size

555.7 sq m (5,982 sq ft)



Location

Hemswell Cliff, DN21 5TY



Property ID

#3854/2024L

For Viewing & All Other Enquiries Please Contact:



WILL NUTTALL

MSc
Surveyor

will.nuttall@eddisons.com

07842 218527

01522 544515

Property

The property comprises a detached industrial unit with workshop, storage and office accommodation.

The offices are finished with painted plastered walls and ceilings, mounted lighting and carpeting.

The workshops are finished with sealed concrete floors and suspended lighting. It further benefits from a minimum working height of 3.63 metres.

The property has recently been renovated and now benefits from air conditioning in the main office and LED lighting throughout.

There are various pedestrian and vehicular access doors into the building and external storage, loading, parking and circulation areas.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Total GIA	555.7	5,982

Energy Performance Certificate

Rating: D79

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for uses falling within Class B2 (General Industrial) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

Charging Authority:	West Lindsey District Council
Description:	Workshop and Premises
Rateable Value:	£13,500

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

£21,000 per annum exclusive

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

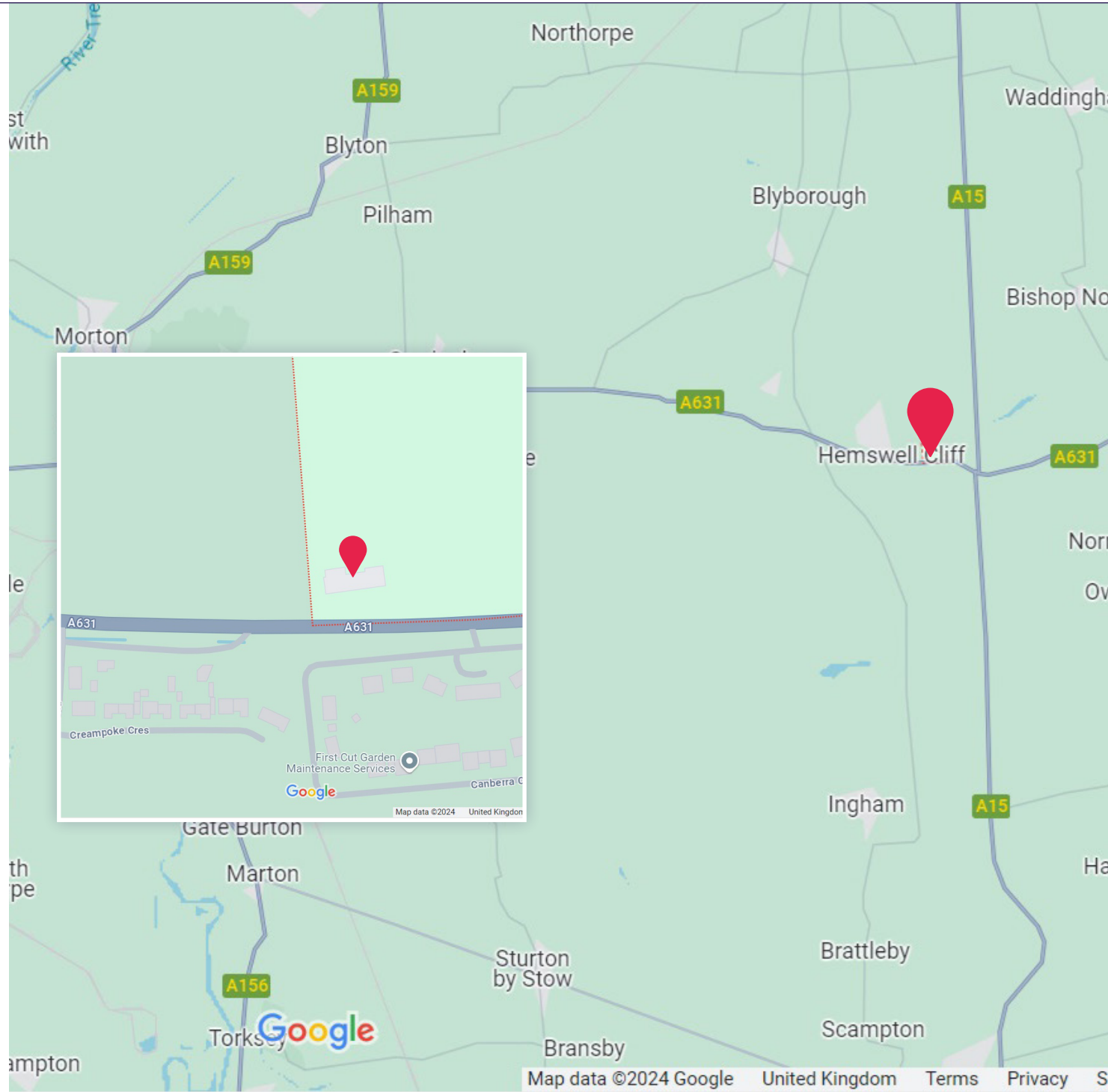
Location

The property occupies a prominent location within Hemswell Cliff, fronting Gainsborough Road, a short distance from the Caenby Corner roundabout on the A15. The property is approximately 9 miles east of Gainsborough and 13 miles north of Lincoln.

Hemswell Cliff is positioned between Gainsborough and Market Rasen and has a very prominent road position.

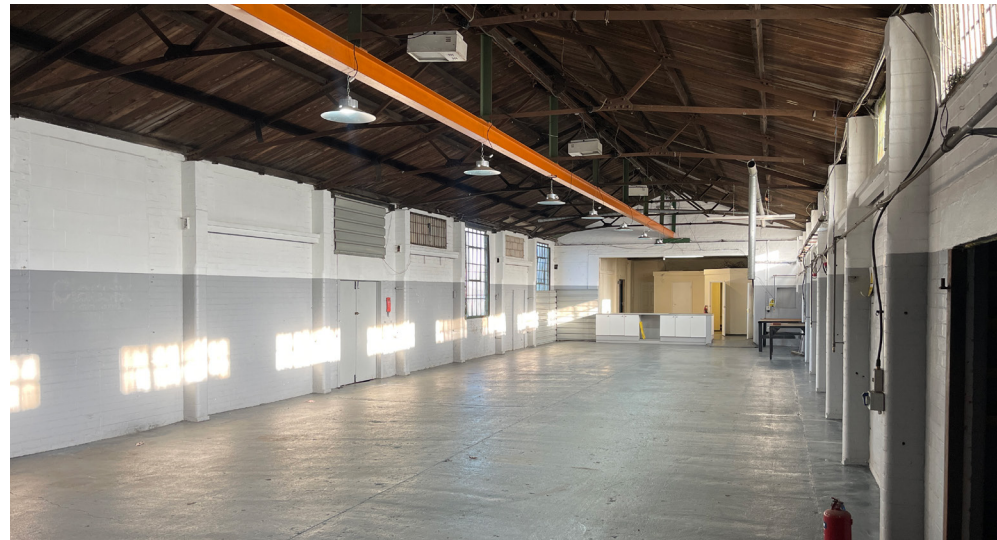
Gainsborough is a busy market town and the administrative centre for West Lindsey District Council. Gainsborough has a residential population of approximately 20,000 and a Local Authority catchment population of approximately 75,000.

Since being awarded New Growth status in 2008, Gainsborough has seen major growth and investment with circa 4,435 new homes to be developed by 2036. The historic market town has also been subject to a wide range of interventions from 'Thriving Gainsborough 2024' which will help further establish the physical, economic, social and environmental characteristics of the town to increase economic prosperity.





Google



The Old Gym Works, Gainsborough Road, Hemswell Cliff, DN215TY



created on **edozo**

Plotted Scale - 1:1,250