



CORRINGHAM

• TRADE CENTRE •

GAINSBOROUGH DN21 1QB

A new development of six Trade outlet / industrial / storage units
494 sq m (5,333 sq ft) to 923 sq m (9,935 sq ft)

Immediately next to **Howdens Joinery** - other nearby trade outlets include **Travis Perkins**, **Screwfix**, **Graham** and **Jewson**.



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The development consists of a block of 4 new units along with another new unit adjacent to a refurbished existing unit. The central area provides loading access with designated car parking areas.

Units are of steel portal frame construction with profiled cladding to elevations along with glazed trade counter entrances and loading doors.

Units are to a shell finish internally to allow occupiers to fit out to their requirements.

ACCOMMODATION

Approx. gross internal area:

- UNIT 1 - 498 sq m (5,360 sq ft)
- UNIT 2 - 494 sq m (5,317 sq ft)
- UNIT 3 - 494 sq m (5,317 sq ft)
- UNIT 4 - 498 sq m (5,360 sq ft)
- UNIT 5 - 535 sq m (5,759 sq ft)
- UNIT 6 - 923 sq m (9,935 sq ft)

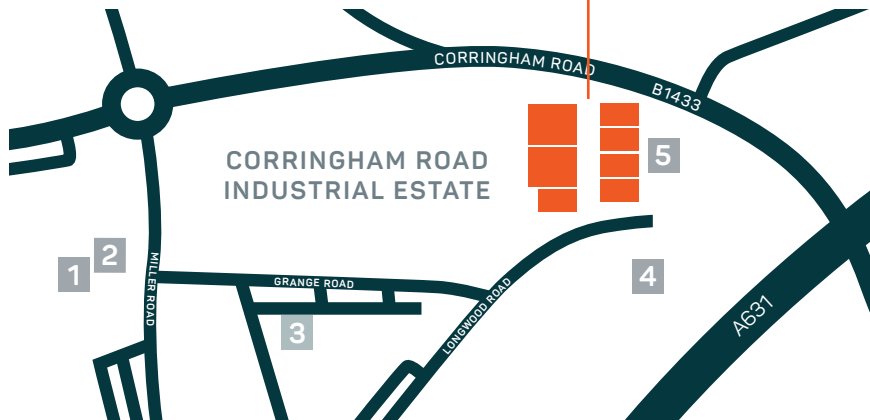


The development is located on the Corringham Road Industrial Estate in Gainsborough. The estate is located just off the A631 to the west of the town centre. The estate comprises of a range of industrial and warehouse users along with being the main area for trade occupiers.

The two new units have a prominent location with visibility from Corringham Road whilst being accessed off Grange Road.

Gainsborough is an attractive Lincolnshire Market Town situated approximately 19 miles North West of Lincoln, 21 miles West of Market Rasen and 23 miles North of Newark. The A1(M) is 16 miles East of Gainsborough. Gainsborough has a residential population of approximately 20,000 and a Local Authority catchment population of approximately 75,000.

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- | | |
|------------|-------------------|
| 1 Jewson | 4 Travis Perkins |
| 2 Graham | 5 Howdens Joinery |
| 3 Screwfix | |



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TERMS

Units are available to let. Further information on application to the agents.

ENERGY PERFORMANCE CERTIFICATE

EPCs will be available on completion of the units.

FURTHER INFORMATION



29-33 Grove Street RETFORD DN22 6JP
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A DEVELOPMENT BY



STRAWSONS
PROPERTY

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