For Sale | Self Contained Warehouse/Production Facility

CBRE

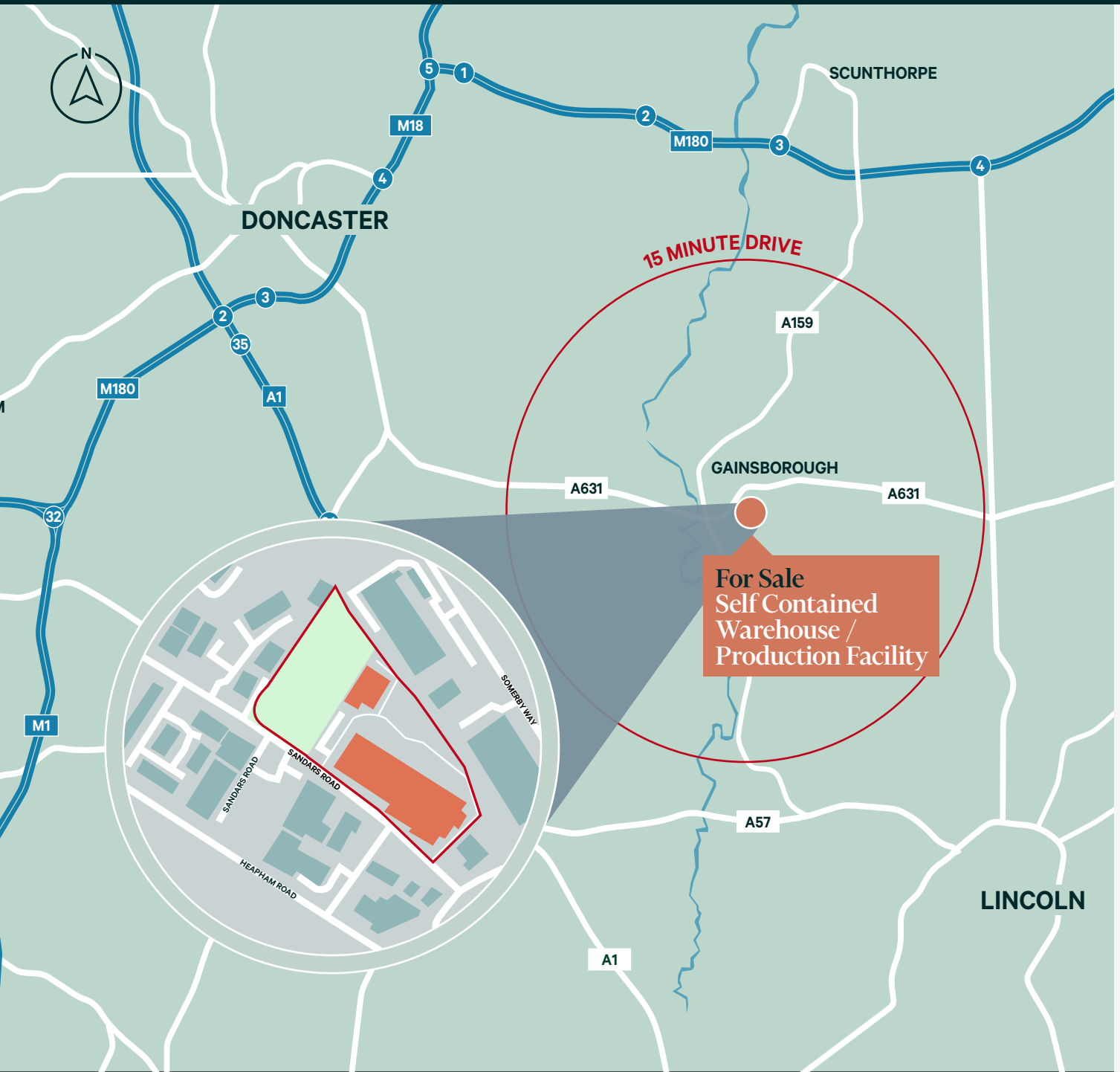
Sandars Road, Gainsborough

101,597 sq ft (9438.70 sq m) on 7.86 acres (3.182 ha)

SANDARS ROAD,
GAINSBOROUGH
DN21 1RZ

RARE FREEHOLD OPPORTUNITY WITH EXPANSION LAND





Overview

This rare freehold opportunity comprises a substantial self contained warehouse/production and technical facility totaling 101,598 sq ft, situated within an established employment area in Gainsborough.

The property occupies a strategic position with excellent access to key transport routes, making it well suited for distribution and manufacturing.

TRAVEL TIMES BY CAR

Gainsborough Town Centre
2.0 miles (8 mins)

A1 (M) - Blythe Interchange
16.1 miles (28 mins)

M180, Junction 4
17.9 miles (26 mins)

Lincoln
16.1 miles (31 mins)

Doncaster
22.9 miles (43 mins)

Description







SPECIFICATION

SECURE SITE

2 GATED ACCESS POINTS

2,856 KVA

7.86 ACRE SITE (3.182 HA)

2.575 ACRES OF DEVELOPMENT LAND (1.042 HA)

WAREHOUSE/PRODUCTION

LED LIGHTING

5.15 – 6.4M EAVES

4 LEVEL ACCESS DOORS

2 DOCK LEVEL LOADING DOORS

TECHNICAL BUILDING

LED LIGHTING

6M EAVES

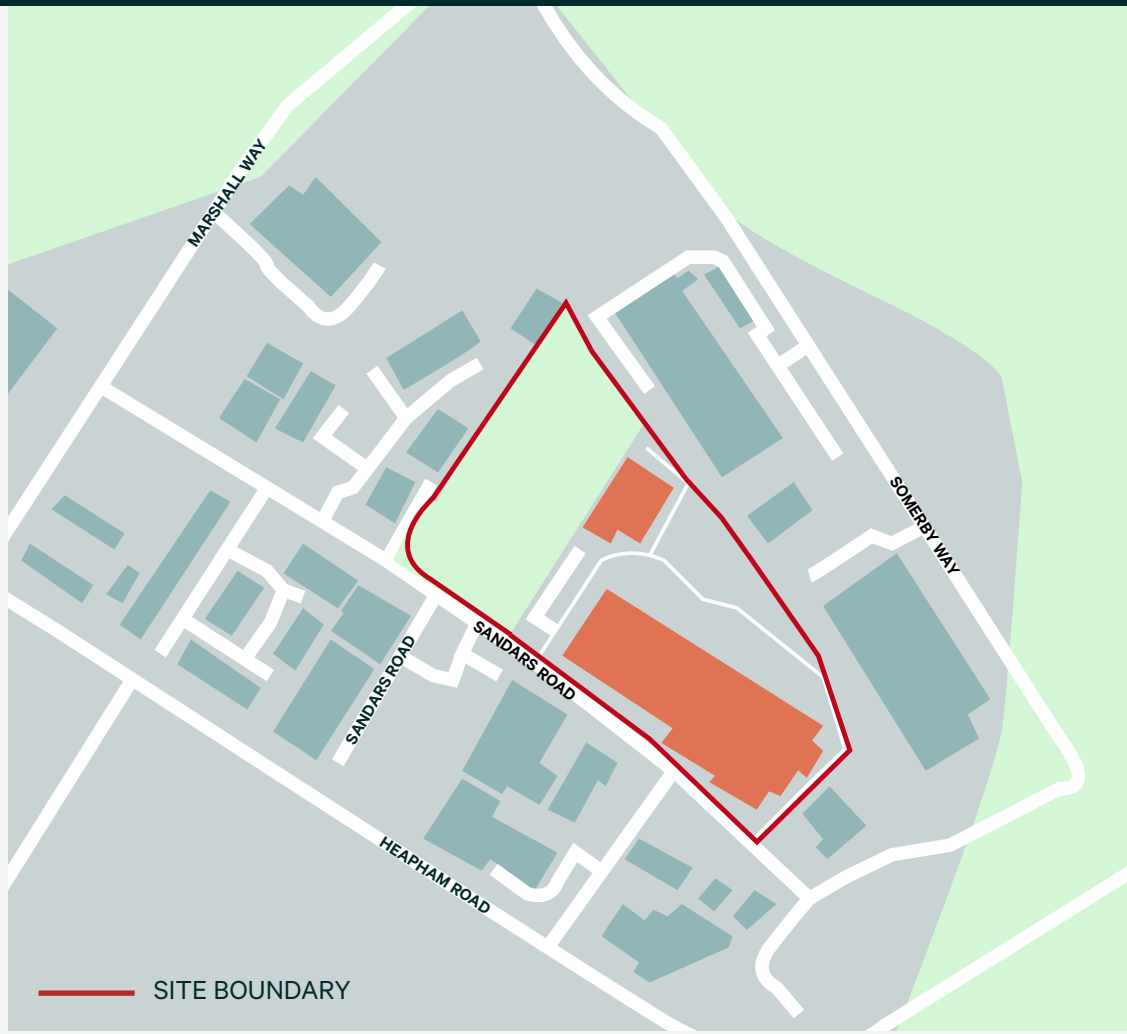
3 LEVEL ACCESS DOORS

2 STOREY OFFICE PROVISION

Site Plan







SCHEDULE OF ACCOMMODATION

AREA	SIZE (SQ FT)	SIZE (SQ M)
Warehouse/Production	76,223	7,081.45
Ground and First Floor Offices / Canteen / Storage	5,645	524.40
Technical Building	19,729	1.832.85
TOTAL	**101,597**	**9,438.70**





Business Rates

Rateable Value 2026/27: £370,000.

Services

Mains services are provided to the property and include water, drainage, gas and electricity.

Price

On application.

Legal Costs

Each party will be responsible from the payment of their own legal costs incurred.

Tenure

The property is held Freehold under the following Land Registry Titles:
- LL153957
- LL123357
- LL48912

EPC

Production Building – C (65)

Technical Building – D (88)

VAT

All figures are quoted exclusive of VAT.

Anti Money Laundering

The successful purchaser will be required to provide the usual information to satisfy the statutory AML requirements when Heads of Terms are agreed.

Planning

The site is allocated within an established employment area under the Central Lincolnshire Local Plan (adopted 2023). Interested parties are advised to make their own enquiries with the Local Planning Authority (West Lindsey District Council).

Contacts

For further information, or to arrange a viewing (strictly by prior appointment), please contact sole agents, CBRE.

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