



**TO LET ON LEASE  
APPROXIMATELY 350SQM (3,767SQFT)  
OF WORKSHOP/STORAGE ACCOMMODATION  
UNIT 2-3 WEMBLEY STREET  
GAINSBOROUGH  
LINCOLNSHIRE  
DN21 2AJ**

**RENT: £16,500 PER ANNUM PLUS VAT – PAX**

Centrally situated commercial premises accessed off Bridge Street and Wembley Street also with rear access and parking area off Hickman Street.



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LINCOLNSHIRE, DN21 2AJ**

**Situation:**

The premises are centrally situated and accessed off Bridge Street/Wembley Street with rear access from Hickman Street. Also they are near to the centre of the market town of Gainsborough and the redevelopment cinema project in the market place. There are Local Authority car parks nearby and the Lidl supermarket.

**Description:**

The premises are of steel frame construction with brick plinths and concrete floors and roller shutter doors to the front and rear elevations. The accommodation comprises:-

**Front Workshop (Wembley Street):**

21.34m x 12.07m (70'0 x 39'7) including Office area 3.75m x 2.71m (12'3 x 8'10) roller shutter door to Wembley Street.

**Rear Workshop:**

8.75m x 10.75m (28'8 x 35'3) roller shutter door to Hickman Street parking area. uPVC double glazed rear personal door.

**Total Floor Area:**

350sqm (3,767sqft).

**Outside:**

**Communal Kitchen:** 3.64m x 3.47m (11'11 x 11'4), stainless steel sink unit. W.c. facilities. Allocated parking areas.

**General Remarks:**

**Lease:**

To be Let on a Full Repairing & Insuring Lease. Terms to be negotiated.

**Rent:**

£16,500 per annum plus VAT – PAX.

**Rateable Value:**

Through enquiries of the West Lindsey District Council we are informed that the Rateable Value is £15,500.

**Services:**

Mains water, electricity and drainage.

**Viewing:**

Strictly by appointment with Drewery & Wheeldon Property Consultancy on 01427 616118.