



**TO LET ON LEASE
AN EXCELLENT SUITE OF OFFICES
10, 12 & 14 HICKMAN STREET
GAINSBOROUGH
LINCOLNSHIRE
DN21 2DZ**

TO LET ON LEASE: £10,000 PAX

Prominently situated office premises on 2 floors overlooking the Hickman Street car park and convenient for the town centre.



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AN EXCELLENT SUITE OF OFFICES
10, 12 & 14 HICKMAN STREET, GAINSBOROUGH, LINCOLNSHIRE, DN21 2DZ**

Situation:

The premises are prominently situated on Hickman Street between Bridge Street and Heaton Street opposite a Local Authority car park convenient for the Bus Station, Market Place, Lidl and Marshall's Yard.

Description:

The property comprises a well presented versatile suite of offices on 2 floors. Gas fired central heating has recently been installed.

Net Internal Floor Area:

Ground Floor: 110sqm (1,184sqft)

First Floor: 47sqm (5,065sqft)

The premises comprises as follows:-

Ground Floor:

Entrance Lobby:

3.66m x 1.70m (12'0 x 5'6) overall, glazed doors to Hickman Street, recess understairs, radiator. Staircase to first floor.

Reception/General Office:

9.87m x 3.28m (32'4 x 10'9) three radiators.

Side Hall:

3.21m x 1.58m (10'6 x 5'2) radiator.

Store Cupboard:

2.30m x 1.62m (7'6 x 5'3) fitted shelves.

File Store:

3.47m x 2.66m (11'4 x 8'8) wall mounted Dimplex heater.

Part Tiled Wet Room/Invalid Cloakroom:

Redring electric shower, wash basin, low flush w.c., Heatrae Sadia Steamline water heater, radiator.

Rear Office (off Side Hall):

3.73m x 3.32m (12'2 x 10'10) radiator.

Side Office (off Reception & Central Front Lobby):

3.44m x 3.09m (11'3 x 10'1) radiator.

Kitchen (off Reception Area):

2.66m x 3.41m (8'8 x 11'2) built in cupboards under work surface, stainless steel sink unit, radiator.

Cloakroom:

2.00m x 1.56m (6'6 x 5'1) radiator.

Separate w.c.:

Low flush suite, wash basin, Santon hot water geyser, wall mounted Dimplex heater, radiator.

Central Front Lobby:

3.35m x 2.30m (10'11 x 7'6) windows and door to Hickman Street, radiator.

Meeting Room:

5.49m x 3.99m (18'0 x 13'1) window to the frontage, radiator.

Rear Store:

4.53m x 2.91m (14'10 x 9'6) plus 1.61m x 0.70m (5'3 x 2'3) deep built in cupboard.

Lobby:**Separate w.c.:**

Low flush w.c., wash basin.

Staircase from Reception Area to First Floor Landing:

Gas fired boiler for central heating, radiator.

Front Office:

5.00m x 2.88m (16'4 x 9'5) two windows to frontage, radiator.

Front Office:

3.70m x 3.50m (12'1 x 11'5) plus 2.10m x 0.91m (6'10 x 2'11) window to frontage, radiator.

Front Office:

5.31m x 3.66m (17'5 x 12'0) plus entrance area, window to frontage radiator.

General Remarks:

Rent:

£10,000 per annum PAX, plus VAT.

To be Let on Lease:

Terms to be negotiated.

Rateable Value:

Through verbal enquiries of the West Lindsey District Council we informed that the property has a Rateable Value of £12,750.

Viewing:

Strictly by appointment with Drewery & Wheeldon on 01427 616118.





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