



**WILLOUGHTON
PLACE**

GAINSBOROUGH

Stirlin

Stirlin Developments is a property development and construction company based in Lincoln, specialising in bespoke commercial and residential properties.

Stirlin are committed to making clients aspirations a reality and are able to offer a completely managed service, from design through to construction. Priding themselves in the quality of their work and have a growing reputation for attention to detail.



Stirlin

Stirlin is a Lincoln-based property developer that specialises in high-quality commercial property. Since being established in 2007, Stirlin has developed over 195,000 square feet of commercial property in prime locations across Lincolnshire.

Stirlin offer a completely managed service, from design through to completion, using their dedicated design and development team.

Willoughton Place

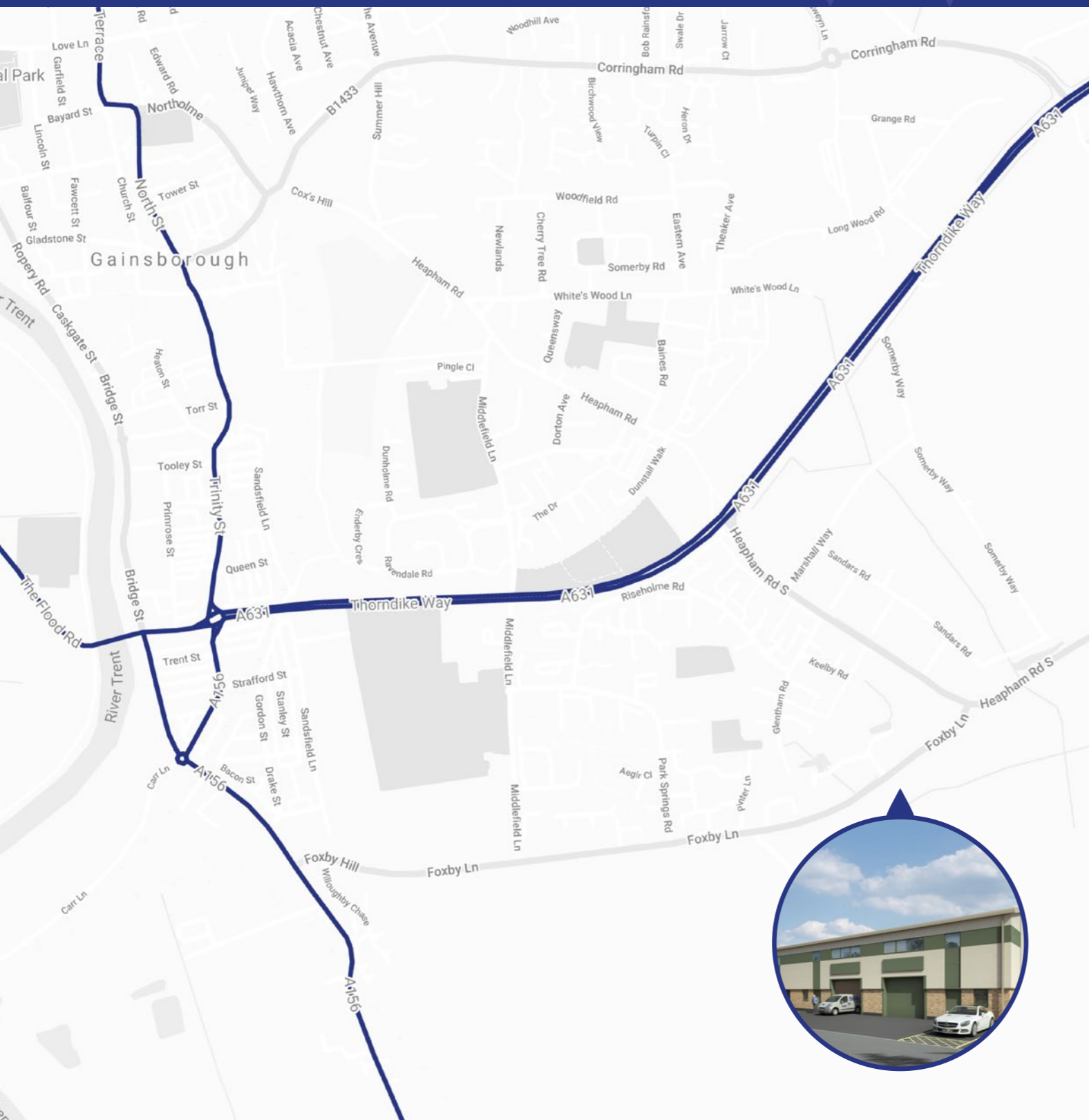
Willoughton Place is a brand new 1.3 acre business park development in Gainsborough. The first phase of the development has just been approved planning permission.

The first phase will propose three hybrid office and warehouse units, which will all be built to a high specification.

- Each unit will measure approximately 2,145 sq ft.
- Comprise an electric sectional door & personnel door.
- Ground floor warehouse & first floor office.
- Toilet facilities.
- Allocated parking.

Site Location

Willoughton Place will be conveniently located on Foxby Lane Business Park in Gainsborough's prime commercial district, with easy access to the A1, M180 and A15 road networks.



Available Units

Unit 1

2145ft² / 199m²
Price £265,000 + VAT

Unit 2

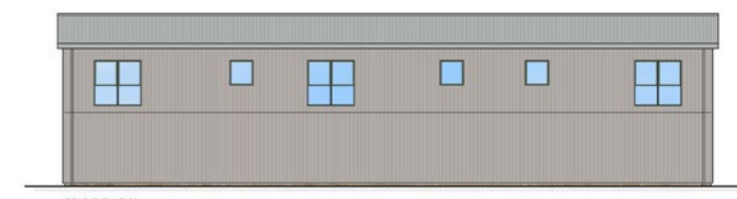
2145ft² / 199m²
Price £265,000 + VAT

Unit 3

2145ft² / 199m²
Price £265,000 + VAT



FRONT ELEVATION



REAR ELEVATION

Further Information

Town & Country Planning

The new development has consent for Use Class E (g), with the potential to consider other uses subject to planning.

Tenure

Freehold and leasehold options are available, please enquire for further details.

Services

Mains electricity, water and drainage are available to the property. None of the services have been tested and interested parties are advised to satisfy themselves in that regard.

Business Rates

The individual rateable value of the properties will be assessed following completion of the build. Small business rates relief may be available however, we recommend all prospect purchasers seek clarification from the local authority with regards to their eligibility to claim such the relief.

Service Charge

Each building will contribute to the cost of shared services, such as maintenance of shared roadways, landscaping and if appropriate, CCTV, electric gates etc.

Legal Costs

Each party will be responsible for their own legal costs.

Energy Performance Certificate

An Energy Performance Certificate will be carried out for these units on completion of the construction.

Viewing

Viewing is strictly by appointment with the sole agents:

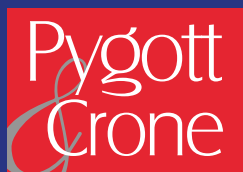
Pygott & Crone,
36a Silver Street,
Lincoln,
LN2 1EW



Design & Build

Willoughton Place can accommodate design and build projects, which will provide businesses with the opportunity to acquire a bespoke facility built to their detailed requirements.

The overall development will provide up to 25,000 sq ft of employment space, which will include hybrid office and warehouse units, light industrial units and offices.



SELLING AGENT

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Stirlin

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