



UNIT 1 WARWICK ROAD LOUTH, LN11 0YB

TO LET

- Highly visual unit on Warwick Road
- Located on popular expanding Industrial Estate
- Approx 3498sqft/325sqm plus mezzanine storage
- Large warehousing space with production area and office
- Suitable for numerous uses subject to consent
- Excellent forecourt parking and turning area
- EPC - E

**RENT: £19,250 Per Annum + Maintenance Rent
& VAT**

LOCATION

Louth is a market town of approximately 17,000 people, famous for its thrice weekly market and cattle market. The town centre provides essential services for a large rural area and secondary schools, banks and shopping facilities. The town is famous for its sole proprietor independent retailers, including butchers, bakers and specialist clothing shops etc. In addition, the town accommodates the main High Street banks and national retailers including Boots the Chemist, WH Smith, Millets etc. There are 3 supermarkets in the town, being a Co-operative, Morrison's, and Aldi.

The unit is situated on the popular Fairfield Industrial Estate, which forms the centre of the business community, immediately to the north of the town. The property has easy access to the A16 trunk road, linking Louth with Grimsby, approx. 17 miles to the north. Access to the A180 and the Humber port is easily gained.

ACCOMMODATION

RECEPTION OFFICE

4.55 x 3.97

With wall mounted heater.

GENTS WC

With WC and wash hand basin.

LADIES WC

With WC and wash hand basin.

STORAGE ROOM

2.4 x 4.5

KITCHEN/STAFF ROOM

6.08 x 3.09

With wall, base and drawer units, stainless steel sink and drainer.

CENTRAL WAREHOUSE

12.67 x 8.19

With fire escape to rear and services cupboard.



MAIN PRODUCTION ROOM

10.61 x 5.00

With base units and stainless steel sink and double drainer, fire escape to rear.

WAREHOUSE

6.07 x 12.66

With roller shutter door to front.

MEZZANINE STORAGE (WAREHOUSE)

10.61 x 5.00

MEZZANINE STORAGE (ABOVE OFFICE)

6.10 x 12.65

OUTSIDE

The front of the property is a large area suitable for staff parking and extra storage subject to permission.

BUSINESS RATES

Enquiry of the Valuation Office website indicates the 2023 Rating Assessment of;

Description - Workshop and premises

Rateable Value - £13,500

Rating Authority - East Lindsey District Council

SERVICES

We understand some mains services are available. The agents have not tested or inspected any of the services or service installations and tenants should make their own enquiries as to suitability for their requirements.

TENURE

The unit is available on a new lease for a minimum of 3 years or longer by negotiation.

MAINTENANCE RENT

We understand a maintenance rent is chargeable for the upkeep of the external parts of the property and the common areas of the development at £4,400 per annum plus VAT.

DEPOSIT

A deposit of the equivalent of 3 months' rent will be required.

INSURANCE

Buildings insurance payable at £821.60 plus VAT.

LEGAL FEES

We understand that the ingoing tenant will be responsible for the landlords reasonable legal fees in relation to the letting.

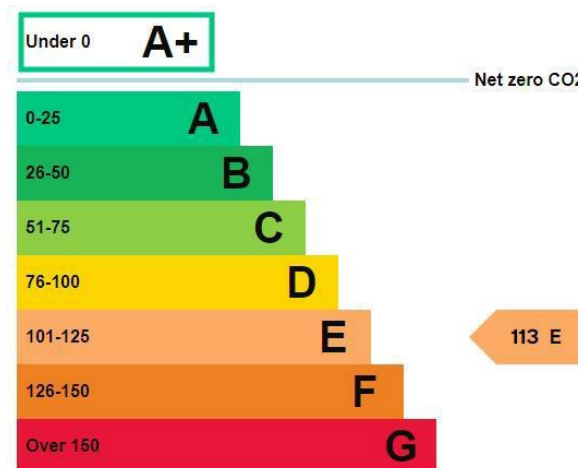
VAT

Please note the rent may be subject to VAT.

VIEWING

Strictly by appointment with the sole agents, TES Property.

ENERGY PERFORMANCE RATING



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.