

ALLINSON HOUSE LINCOLN WAY, LOUTH, LN11 0LS

- Detached light industrial unit with office space
- Approx. 804 sq.m./8652 sq.ft. NIA
- Located on a prominent corner plot on the Fairfield Industrial Estate
- Excellent parking, loading and circulation space
- EPC Rating: C

RENT: £47,000 Per Annum

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, Morrisons and Aldi.

This detached light industrial and office 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 to Grimsby, approx. 17 miles to the north. Access to the A180 and the Humber port is easily gained.

ACCOMMODATION

RECEPTION OFFICE

8.80m x 4.47m (28'10" x 14'7")

With suspended ceiling.



OFFICE

5.95m x 5.21m (19'6" x 17'1")

With suspended ceiling.



MAIN OFFICE

15.771m x 11.47m maximum (51'8" x 37'7" maximum)

With suspended ceiling.



MANAGER'S OFFICE

5.54m maximum x 3.80m (18'2" maximum x 12'5")

With suspended ceiling.

MEETING ROOM

5.04m x 2.99m (16'6" x 9'9")

With suspended ceiling.

DIGITAL ROOM

10.67m x 4.51m (35'0" x 14'9")

With doors to outside.

INNER CORRIDOR

ACCESSIBLE WC

2.17m x 4.12m (7'1" x 13'6")

With low suite w.c and basin.

LADIES WC

With 3x cubicles and 2x wash basins.

GENTS WC

With 2x urinals, 2x cubicles, 2x wash basins and combi boiler.

INTERNAL STORE

4.34m x 4.16m maximum (14'2" x 13'7" maximum)

CANTEEN

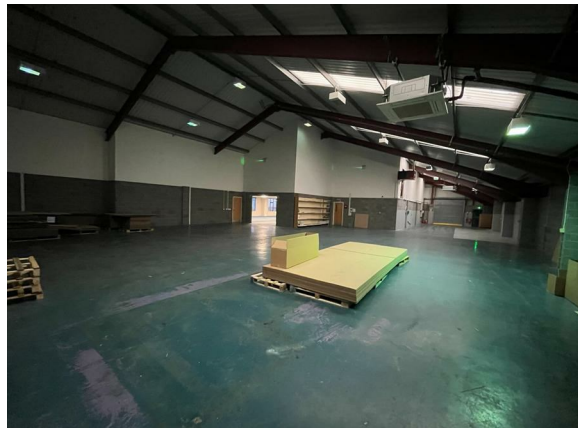
4.12m x 4.82m (13'6" x 15'9")

With single drainer stainless steel sink unit, range of base units and radiator.

MAIN WORKSHOP

35.78m x 18.89m maximum (117'4" x 61'11" maximum)

With roller shutter doors at either end, 2x air conditioning units.



OUTSIDE

The property is surrounded by hard surfaced areas and approximately 30 allocated parking spaces. The site is security fenced.

RATEABLE VALUE

Enquiry of the VOA website indicates:-

Description - Workshop and premises

Rateable Value - £36,000

Rating Authority - East Lindsey District Council.

SERVICES

Mains services are understood to be available. The agents have not inspected or tested any of the services or service installations and tenants should make their own enquiries.

We understand a feed in tariff for the unit is applicable at £5,000 per annum exclusive.

LEGAL COSTS

The ingoing tenant will be responsible for the landlord's reasonable legal costs.

REFERENCES

The usual bank, landlord and two trade references will be required.

VAT

Please note, all prices quoted may be subject to VAT unless stated otherwise.

VIEWING

Strictly Property

ENERGY PERFORMANCE RATING

