



## UNIT 5-6 TORRIDON COURT LOUTH, LN11 0WN

### TO LET

- Detached industrial/warehouse unit
- 4.18m eaves
- Gross internal area 291.5 sq.m/3138 sq.ft
- Frontage parking
- New lease available
- EPC Rating: E

**RENT: £19,000 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, Morrison’s and Aldi.

Located on Torridon Court within the well-established Fairfield Industrial Estate, this unit enjoys an excellent position in the heart of Louth’s main business hub. The estate sits just north of the town centre and provides direct access to the A16, offering convenient links to Grimsby, around 17 miles away, and onward connections to the A180 and Humber port.

**ACCOMMODATION**

**INDUSTRIAL UNIT**

12.13m x 24.05m  
With 4.18m eaves and 2 roller shutter doors.



**INTERNAL OFFICE**

4.03m x 3.85m

**KITCHEN**

3.97m x 4.96m



**2 X WCS**

Including disabled standard toilet.

**LEASE**

The property is offered by way of a new lease for 3 years at an initial rent of £19,000 per annum plus VAT. There will be an insurance contribution recovered by the landlord.

**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.

**BUSINESS RATES**

Enquiry of the VOA website indicates:-  
Description - Workshop and premises  
Rateable Value - £12,250  
Rating Authority - East Lindsey District Council on 01507 601111.

**LEGAL FEES**

The ingoing tenant is to be responsible for the landlord's reasonable legal fees incurred in connection with the letting of the property.

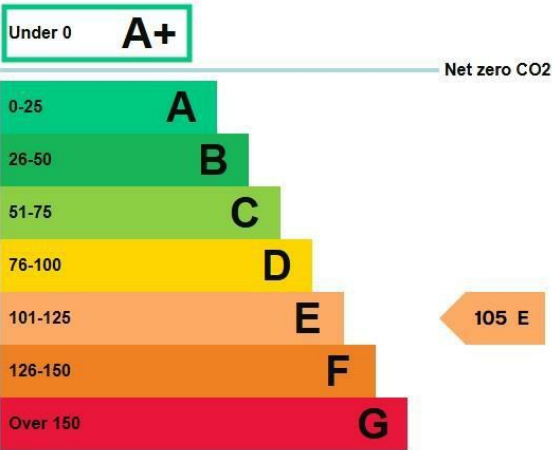
**GENERAL REMARKS**

The property is detached and has frontage parking found within a fenced compound of similar properties.

**VIEWING**

Strictly by appointment with the sole agents, TES Property on 01507 601633.

**ENERGY PERFORMANCE RATING**



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