



UNIT 4A WARWICK ROAD LOUTH, LN11 0YB

TO LET

- Detached industrial unit 90.15 sq.m/970 sq.ft with first floor offices of 23.92 sq.m/258 sq.ft
- Good eaves height with 3.88m eaves with electric roller shutter door
- Frontage parking
- Popular sized unit
- EPC Rating E

RENT: £8,500 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.

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.

The property is found in a small court-yard of similar units, including GRS Electrical Services.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALLWAY

With staircase to upper floor.

INNER HALLWAY

With 2x toilet suites including disabled standard toilet.

KITCHEN

4.53m x 2.81m with wall, base and drawer units, stainless steel sink and drainer.

WORKSHOP

54.12sq.m/582.5sq.ft (GIA) with 3.8m eaves height and electric roller shutter door.

FIRST FLOOR

FRONT OFFICE

3.15m x 2.54m plus 1.94m x 1.41m, “L” shaped.

REAR OFFICE

3.17m x 4.17m

OUTSIDE

Frontage parking.

BUSINESS RATES

Enquiry of the VOA website indicates:-

Description - Store and premises

Rateable Value - £4,450

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.

VAT

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

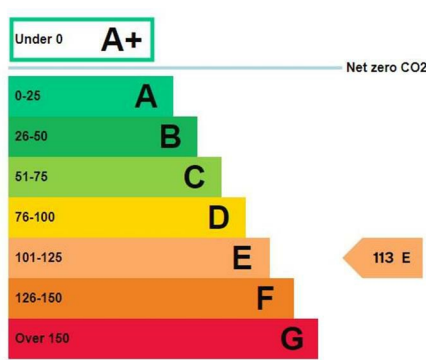
LEGAL FEES

The ingoing tenant is to be responsible for the landlord's reasonable legal fees.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.