

## UNIT 2, THE LAURETTES, BELVOIR WAY LOUTH, LN11 0LQ

### TO LET

- Light industrial / warehouse unit
- Approx. 129 sq.m/1,388sq.ft
- Excellent Fairfield Industrial Estate location opposite B&Q
- Good eaves height
- Shared concrete frontage parking
- 3-phase electricity available
- Electric roller shutter door
- EPC Rating: E

**RENT: £9,000 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.

The unit is located on Belvoir Way within the well-established Fairfield Industrial Estate, opposite the entrance to B&Q, and just over a mile from Louth town centre. The estate offers excellent road access and is home to a variety of industrial and commercial businesses, providing a convenient base for a range of uses.

ACCOMMODATION

RECEPTION

3.75m x 2.98m  
With electric radiator, uPVC double glazed window, and base units with worktop

TOILET

With w.c, wash hand basin and Sector hot water heater.

WORKSHOP

9.32m max x 13.637m max  
With electric roller shutter door, AmbiRad heater and 7.57m eaves height.



OUTSIDE

Shared concrete frontage parking.

SERVICES

Mains services are understood to be available. The agents have not inspected or tested any of the services or service installations and tenants/purchasers should make their own enquiries. We understand that 3 phase electricity is also available within the unit.

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.

RATEABLE VALUE

Enquiry of the VOA website indicates:-  
Description - Workshop and premises  
Rateable Value - £6,500 (rising to £6,900 from 1st April 2026)  
Rating Authority - East Lindsey District Council.

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 by appointment with the sole agents, TES Property.

ENERGY PERFORMANCE RATING

