



## **UNIT 5B ENTERPRISE ROAD MABLETHORPE, LN12 1NB**

### **TO LET**

- Light Industrial Unit
- Approx. 144.44 sq.m. / 1555 sq. ft.
- Workshop with office space
- Roller shutter door and 3-phase electricity
- Popular Industrial Estate location
- EPC Rating - D

**RENT: £7,500 Per Annum + Service Charge + VAT**

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[www.tes-property.co.uk](http://www.tes-property.co.uk)

## LOCATION

Mablethorpe is a town with a population of approx. 12,500, situated on the Lincolnshire coast with a good level of local amenities. The population is considerably increased in the summer months by the influx of holidaymakers to the area. It is located approximately 19 miles north of Skegness and 32 miles south of Cleethorpes. The town has beautiful sandy beaches, a range of shops and amenities and a health centre. The market towns of Louth and Spilsby are just a short drive away and the larger towns of Boston, Grimsby and the city of Lincoln are all accessible and approximately 1 hour by road.

## ACCOMMODATION

### ENTRANCE

1.03m x 3.489m

### OFFICE

2.55m x 3.26m

### MAIN WORKSHOP

11.945m max x 12.092m max

With manual roller shutter door to front, Pointmax heater, LED lighting and 3-phase electricity supply.



### KITCHEN

3.08m max x 2.5m max

With sink and drainer, worktops and wall units.

### TOILET

With WC and wash hand basin.

### SERVICE CHARGE

We understand insurance and a service charge is chargeable for the upkeep of the common areas of the site.

### RATEABLE VALUE

Enquiry of the VOA website indicates:-

Description - Workshop and premises

Rateable Value - £6,300 (£6,600 from 1st April 2026)

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/purchasers should make their own enquiries.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in relation to the letting.

## 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

