



## **UNIT 4, PREMIER COURT, RICHMOND ROAD LOUTH, LN11 0ZR**

### **TO LET**

- Industrial unit with workshop and office accommodation
- Located within the well-established Fairfield Industrial Estate
- Approx 130.75 sq.m / 1407 sq.ft
- Eaves height 5.62m
- 3-phase electricity available
- Air source heating system
- Available from 1st April 2026
- EPC Rating – C

**RENT: £9,500 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 property is located within the well-established Fairfield Industrial Estate, enjoying 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, approximately 17 miles away, and onward connections to the A180 and Humber port.

## ACCOMMODATION

### WORKSHOP

11.55m max x 11.397m max

With roller shutter door, electric radiator, LED lighting, air source heat pump, stainless steel sink and base units. Eaves height of 5.62m.

### OFFICE

4.19m x 4.35m

### WC

With w.c. and wash hand basin.

### SERVICES

Some mains services, including 3 phases electricity, are understood to be available. Heating provided by air source system. The agents have not inspected or tested any of the services or service installations and tenants should make their own enquiries.

### RATEABLE VALUE

Enquiry of the VOA website indicates:-

Description - Workshop and premises

Rateable Value - £6,600 (£7,300 from 1st April 2026)

Rating Authority - East Lindsey District Council.

## LEASE TERMS

Minimum of 3 years on an FRI basis.

## LEGAL COSTS

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

## SERVICE CHARGE

To be confirmed by the landlord.

## 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

