



## UNIT 19 NOTTINGHAM COURT LOUTH, LN11 0WP

### TO LET

- Light industrial unit
- Located on the established Fairfield Industrial Estate
- Forecourt parking directly to frontage
- Suitable for a variety of uses, subject to appropriate consents
- New full repairing and insuring (FRI) lease available

**RENT: £6,995 Per Annum**

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

## 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 situated within the established Nottingham Court industrial development on Nottingham Road, forming part of the wider Fairfield Industrial Estate on the northern edge of Louth. The estate represents the town's principal commercial and industrial location, positioned just north of the town centre and providing direct access to the A16, which in turn offers convenient links to Grimsby and onward connections to the A180 and the Humber ports.

## ACCOMMODATION

### WAREHOUSE

6.88m x 12.78m

With roller shutter door and pedestrian door.



### TOILET

With wc and wash hand basin.

### OUTSIDE

The forecourt is surfaced and provides parking directly in front of the each unit, with access off the central site road and turning head for 40ft vehicles.

## 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.

## RATEABLE VALUE

Enquiry of the VOA website indicates:-

Description - Store and premises

Rateable Value - £4,750 (£5,200 from 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

To be confirmed.