

UNIT 2 WARWICK ROAD LOUTH, LN11 0YB

TO LET

- Light industrial unit
- Workshop area approx. 150 sq.m / 1,615 sq.ft
- Mezzanine and first floor storage areas providing additional space
- Conveniently located on the established Fairfield Industrial Estate
- Parking to frontage
- Suitable for a variety of uses, subject to relevant consents
- Available on a new lease
- EPC Rating: C

RENT: £11,000 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, Morrison's and Aldi.

The property is situated on Warwick Road, forming part of the 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 convenient access to the A16, which offers direct links to Grimsby and onward connections to the A180 and the Humber ports.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

2.68m x 1.28m

WORKSHOP

150.03 sq.m / 1615 sq.ft



OFFICE

2.99m x 3.26m

KITCHEN

2.68m x 3.89m

TOILET

FIRST FLOOR

STORAGE AREA 1

3.55m x 2.69m

STORAGE AREA 2

5.58m x 2.71m

STORAGE AREA 3

1.63m x 4.35m

STORAGE AREA 4

2.85m x 4.35m

MEZZANINE

2.72m x 3.28m

OUTSIDE

To the front of the property is a hard-surfaced and gravelled parking area.

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 - Workshop and premises
Rateable Value - £12,250 (£13,000 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.

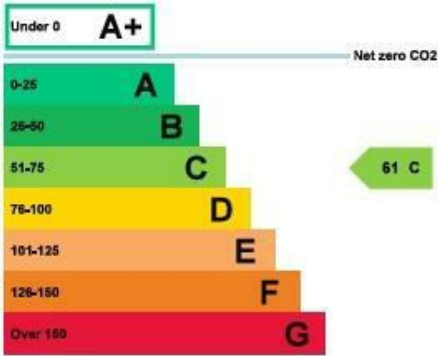
VAT

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



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.