



## UNIT 3F BOLINGBROKE ROAD LOUTH, LN11 0WA

### TO LET

- Modern Mid-Terraced Industrial Unit
- Located on the Popular Fairfield Industrial Estate
- Suitable for a variety of uses, subject to appropriate consents
- Frontage parking
- Fully alarmed
- Available from 1st July 2026
- EPC Rating - E

**RENT: £750 Per Calendar Month**

## 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.

This mid-terraced unit is situated on the popular Fairfield Industrial Estate which forms the centre of the business community, immediately to the north of the town. The property has easy access to the A16 trunk road, linking Louth to Grimsby, approx. 17 miles to the north. Access to the A180 and the Humber port is easily gained.

## GROUND FLOOR

### ENTRANCE HALL

With alarm panel and uPVC double glazed entrance door.

### RECEPTION

3.2m x 2.97m

With uPVC double glazed windows.

### WC

With disabled facilities, WC and extractor fan.

### STOCK/STORE ROOM

2.96m x 3.37m

### KITCHEN

2.46m x 2.26m

With sink unit and cupboard space.

### STOCK/STORE ROOM

2.96m x 2.25m

## FIRST FLOOR

### LANDING/WAITING ROOM

4.18m x 2.69m

With uPVC double glazed windows.

### OFFICE/WORKSHOP

7.18m x 4.22m

With uPVC double glazed windows.



## OUTSIDE

Parking for 3 vehicles to the frontage.

## SERVICES

Mains electricity, water and drainage services are understood to be available. 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 - £6,300

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 the rent may be subject to VAT.

## VIEWING

Strictly by appointment with the sole agents, TES Property.

## ENERGY PERFORMANCE RATING

