



## UNIT 2A/3 ELSHAM PARK, TATTERSHALL WAY LOUTH, LN11 0UZ

### TO LET

- 2x Industrial unit linked
- Situated on the established Fairfield Industrial Estate, Louth
- Excellent workshop/storage & office space
- Ideal for expanding businesses
- Suitable for a variety of uses, subject to consent
- Possibility to purchase the freehold
- Available to let on a new lease for a minimum of 3 years
- EPC Rating: TBC

**RENT: £25,000 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 the established Fairfield Industrial Estate, one of Louth's principal commercial and trade locations, approximately 1 mile north-east of the town centre. Elsham Park occupies a convenient position off Tattershall Way, with good access to the A16 and neighbouring occupiers including trade counter, industrial and warehouse operators.

## ACCOMMODATION

### UNIT 2A



### WORKSHOP

1455 sq ft with roller shutter

### OFFICE

179 sq ft

### MEZZANINE

814.77 sq ft

### KITCHEN

40.88 sq ft

### FIRST FLOOR OFFICE

180.59 sq ft

### UNIT 3



### WORKSHOP

1462 sq ft with roller shutter

### OFFICE

266 sq ft

### KITCHEN

24.82 sq ft

### FIRST FLOOR OFFICES

71.78 sq ft

### 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 - £19,500

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