



UNIT 5A, HARDWICK COURT BEECHINGS WAY, ALFORD, LN13 9BU

TO LET

- Modern Industrial Unit
- Approx. 90.76 sqm / 977 sqft
- Established Beechings Way Industrial Estate location
- 3 phase electricity
- 5m eaves height
- Suitable for a variety of uses, subject to relevant consents
- Available on a new lease

RENT: £6,500 Per Annum

LOCATION

Alford is a historic market town with all traditional small town amenities some 7 miles from the coast and has a population around 4,000 approx. It sits at the edge of the Lincolnshire Wolds on the A1104 link from the A16 trunk road to Mablethorpe, approximately 8 miles to the north-east of the town. The major tourist resort of Skegness is approximately 15 miles south-east of the town. The town is well known in the area for its excellent primary and secondary schools, its windmill, and Alford Manor House.

The property is located on Hardwick Court within the established Beechings Way Industrial Estate, which accommodates a range of commercial and industrial occupiers. The estate has direct access to the A1104, with the A16 approximately 4km away, providing links towards Louth, Boston and the wider Lincolnshire area.

ACCOMMODATION

MAIN WORKSHOP

5.89m x 12.63m

With roller shutter door and pedestrian entrance.



STORAGE

3.69m x 2.48m

WC

With wc, wash hand basin, and drainer.

MEZZANINE

2.85m x 5.89m

Accessed via staircase in Main Workshop



SERVICES

Some mains services are understood to be available, including 3 phase electric. 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 - £5,100

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.