



UNIT 4, NOTTINGHAM COURT, NOTTINGHAM ROAD, LOUTH, LN11 0WP

TO LET

- Light industrial unit approx. 83.47 sq.m / 898.5 sq.ft
- Situated on the popular Fairfield Industrial Estate
- Suitable for a variety of uses, subject to appropriate consents
- New full repairing and insuring lease available
- Parking to frontage
- 3-phase electricity supply
- Roller shutter loading door
- EPC Rating - D

RENT: £7,500 Per Annum

LOCATION

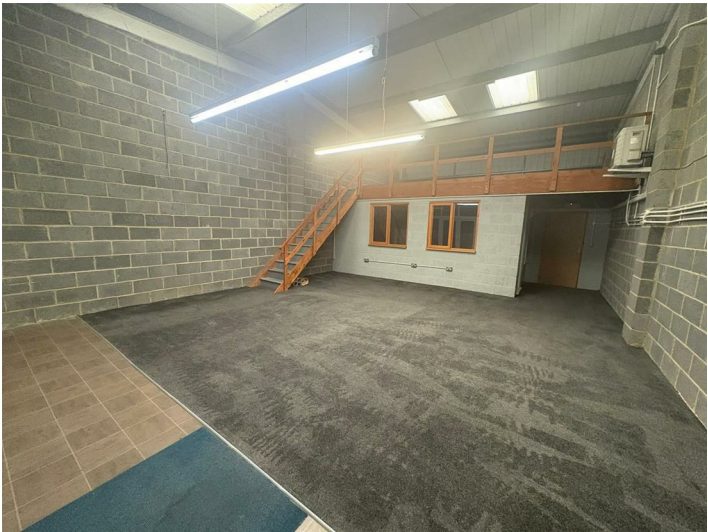
Louth is a market town of approximately 17,000 people, famous for its thrice weekly market and cattle market. The town centre provides essential services for a large rural area and secondary schools, banks and shopping facilities. The town is famous for its sole proprietor independent retailers, including 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 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

WORKSHOP

7.69m x 6.869m + 2.48m x 1.68m
With roller shutter door, uPVC patio doors, and Daikin inverter heater.



OFFICE WITH KITCHEN

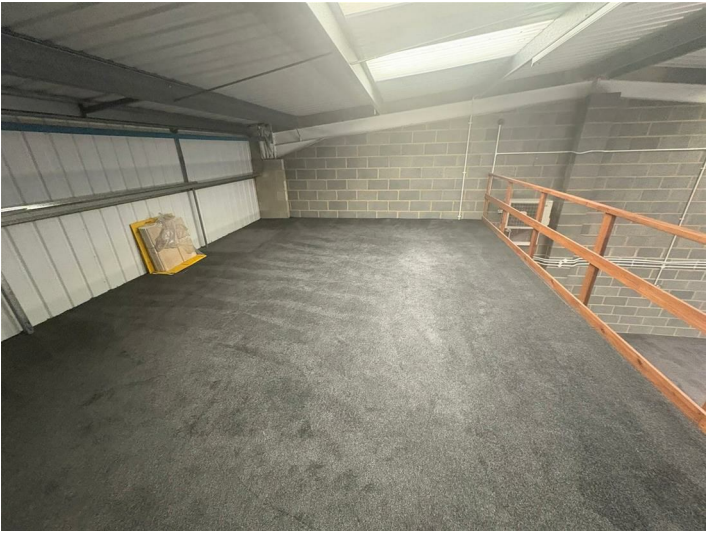
5.03m x 4.46m
With air conditioning, wall, base and drawer units, and stainless steel sink and drainer.

WC

1.65m x 2.02m
With w.c, wash hand basin, and hot water heater.

MEZZANINE

6.87m x 4.96m



OUTSIDE

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

SERVICES

Mains services are understood to be available. The property benefits from a 3-phase electric supply. 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 - £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.

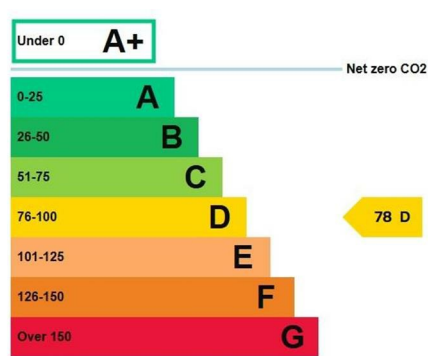
VAT

Please note, 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.