

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: B

RENT: £25,000 Per Annum

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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.

We understand VAT will be payable on top of the rent

VIEWING
Strictly by appointment with the sole agents, TES Property.

ENERGY PERFORMANCE RATING
To be confirmed

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.