

**UNIT 2
WARWICK ROAD
FAIRFIELD INDUSTRIAL ESTATE
LOUTH**



- Highly visual unit on popular Industrial Estate
- Excellent forecourt parking
- Approx. 2770.74ft²/257m² GIA
- Available on a new lease with terms to be negotiated
- Suitable for a variety of uses (STC)
- EPC - D

RENT: £12,500 p.a + Maintenance Rent & VAT

TURNER
EVANS
STEVENS
LIMITED
Estate Agents
Valuers
Auctioneers
Surveyors

GRIMSBY
21 St Mary's Gate DN31 1JE
T 01472 362020 F 362040

LOUTH
6 Cornmarket LN11 9PY
T 01507 601633 F 603917

Also
1 Queen Street LN11 9AU
T 01507 602264 F 600036

SKEGNESS
32 Roman Bank PE25 2SL
T 01754 766061 F 610382

SPILSBY
34 High Street PE23 5JH
T 01790 752151 F 754537

SUTTON ON SEA
2 Evergreen Walk
High Street LN12 2SW
T 01507 441166 F 443481

www.tes-property.co.uk

Registered in England 03710262

LOCATION

The 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 excellent easy access to the A16 trunk road, linking Louth with Grimsby, approx. 17 miles to the north. Access to the A180 and the Humber port is easily gained.

ACCOMMODATION

ENTRANCE HALLWAY

with fire alarm and intruder alarm systems

RECEPTION OFFICE

Approx. 3.985m x 4.522m
with 2 x electric storage heaters and glass sliding reception hatch.

GENTS WC

With wash hand basin & toilet

LADIES WC

with wash hand basin & toilet

KITCHEN/STAFF ROOM

Approx. 5.899m x 5.651m
with wood base, wall and drawer units with worktop and tile surround, stainless steel sink and drainer, extractor fan, 2 x radiators and Aquaheat hot water system.

STORE/OFFICE

Approx. 3.27m x 3.248m

STORE/WET ROOM

Approx. 3.27m max x 3.29m max
with storage heater and part tiled walls.

WORKSHOP

Approx. 12.698m max x 12.459m max
with manual roller shutter door, fire exit to rear, radiator, under stair storage with belfast sink, electricity and meter cupboards, and industrial heater unit.

Staircase to:

MEZZANINE

Approx. 88.63m² / 934ft²

Containing 2 x stud partitioned rooms, stainless steel sinks with water supply, and large storage area.



REAR YARD

Provided via gated access to the rear with part hard surfaced and part grass yard with large area of sheltered storage, and storage shed.

RATES

Enquiry of the VOA website indicates:-

Description - workshop and premises

Rateable Value - To be reassessed as taken out of the rating list 1 April 2017

Rating Authority - East Lindsey District Council on 01507 601111.

ENERGY PERFORMANCE RATING

EPC Rating: D

SERVICES

Mains 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.

TENURE

The unit is available on a new lease, for a minimum of 3 years or longer by negotiation.

MAINTENANCE RENT

We understand a Maintenance Rent is charged for the upkeep of the external parts of the property at **£3,150 + VAT**

DEPOSIT

A deposit of the equivalent of 3 months' rent will be required.

INSURANCE

Buildings insurance payable **£TBC**

LEGAL FEES


We understand that the ingoing tenant will be responsible for the landlord's reasonable legal fees in relation to the letting.

VIEWING

Strictly by appointment with the sole letting agents, Turner Evans Stevens on 01507 602264





Energy Performance Certificate 
Non-Domestic Building

Unit 2
 Warwick Road
 Fairfield Industrial Estate
 LOUTH
 LN11 0YB

Certificate Reference Number:
 0240-0830-2312-3925-7002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating



Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	241
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	101.31
Primary energy use (kWh/m ² per year):	585.64

Benchmarks

Buildings similar to this one could have ratings as follows:

35 If newly built

103 If typical of the existing stock

INFORMATION & SERVICES

MEASUREMENTS

Measurements are approximate with the metric conversion shown in brackets, taken wall to wall unless otherwise indicated.

THINKING OF SELLING?

If you wish to sell your home, let us know as soon as possible. We may already have a buyer waiting. Simply ask for a Free Marketing Appraisal and our dedicated property sales team will do the rest.

MORTGAGES & FINANCE

If you require independent mortgage advice please contact our Independent mortgage adviser who can provide a free, no obligation, consultation on mortgages and insurances related to your life and home. If you have already received advice on these matters you can still ask for a free health check to ensure you have the best deal as our mortgage advice is totally independent. Call to book an appointment.

SURVEYS

We provide an efficient and comprehensive service that doesn't cost the earth but could save you a fortune. Please ask for further details. Our surveyors carry out thousands of surveys and valuations throughout Lincolnshire every year and have experience of the market and property which is second to none.

MANAGEMENT & LETTING

We have a wide variety of properties to let on our books, from small flats to large houses. If you have a property that you would like us to rent out, register it with us for hassle free renting, at terms which you will find hard to beat.

COMMERCIAL

We deal with all aspects of commercial property from sales and lettings, schedules of condition, dilapidations and rent reviews. Our dedicated commercial team provide a first class service covering the whole county.

ARCHITECTURAL PLANNING

If you are extending or building, we can arrange a full design and supervision service from an extension to a complete new home build, and we provide the architects and surveyors certificates on completion.

INTERNET

All our properties are advertised on our website at www.tes-property.co.uk and www.rightmove.co.uk. We can also be contacted by e-mail, see our website, but for a more personal service, please call in or telephone our sales offices.

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