

For Sale | Fully Fitted Warehouse / Production Unit

**CBRE**

# Windsor Road, Louth

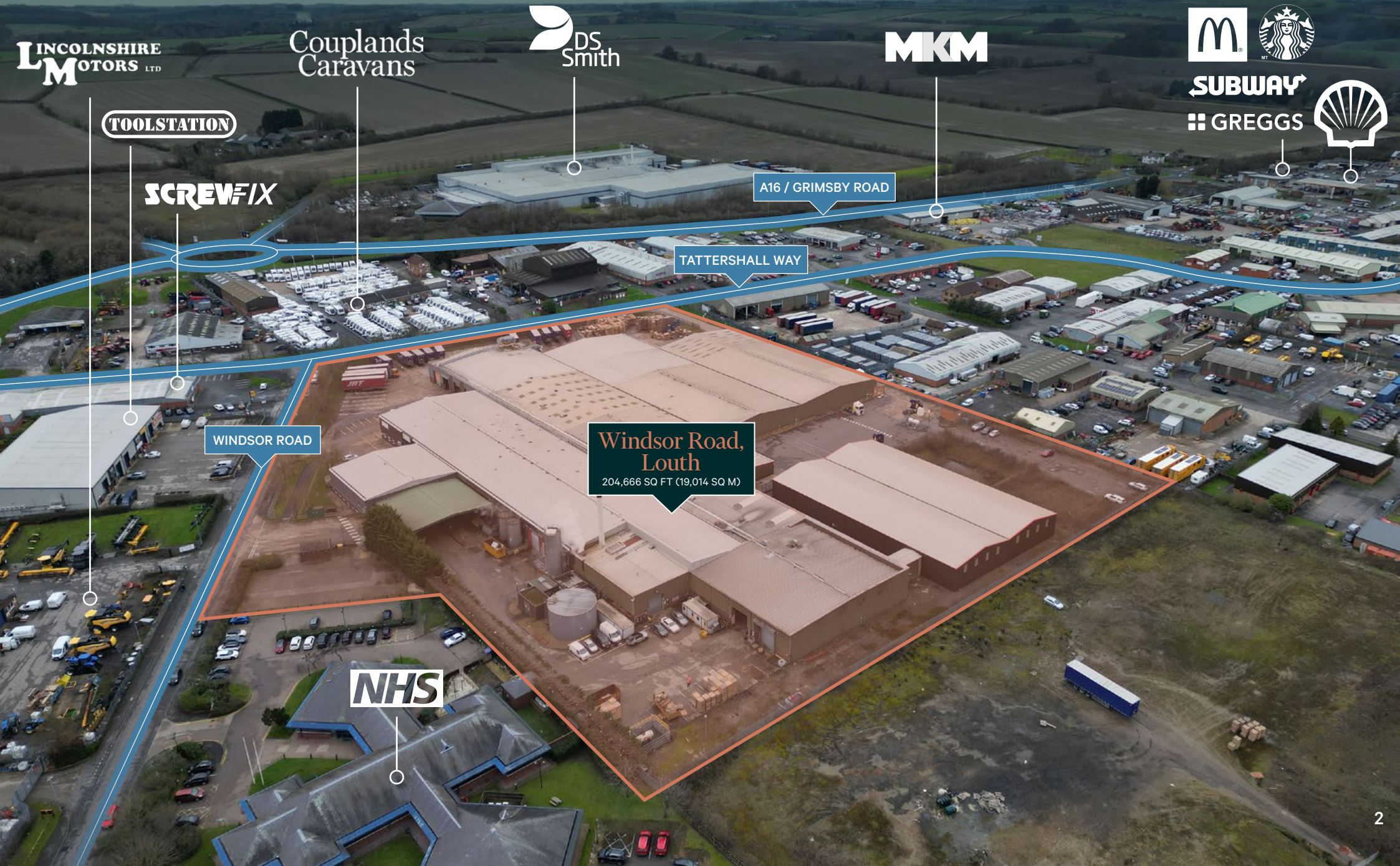
204,666 sq ft (19,014 sq m)



FAIRFIELD INDUSTRIAL  
ESTATE, LOUTH  
LN11 0YG

**RARE LARGE SCALE FREEHOLD OPPORTUNITY**





**LM**  
INCOLNSHIRE  
MOTORS LTD

Couplands  
Caravans

DS  
Smith

**MKM**



**SUBWAY**  
GREGGS



**TOOLSTATION**

**SCREWFIX**

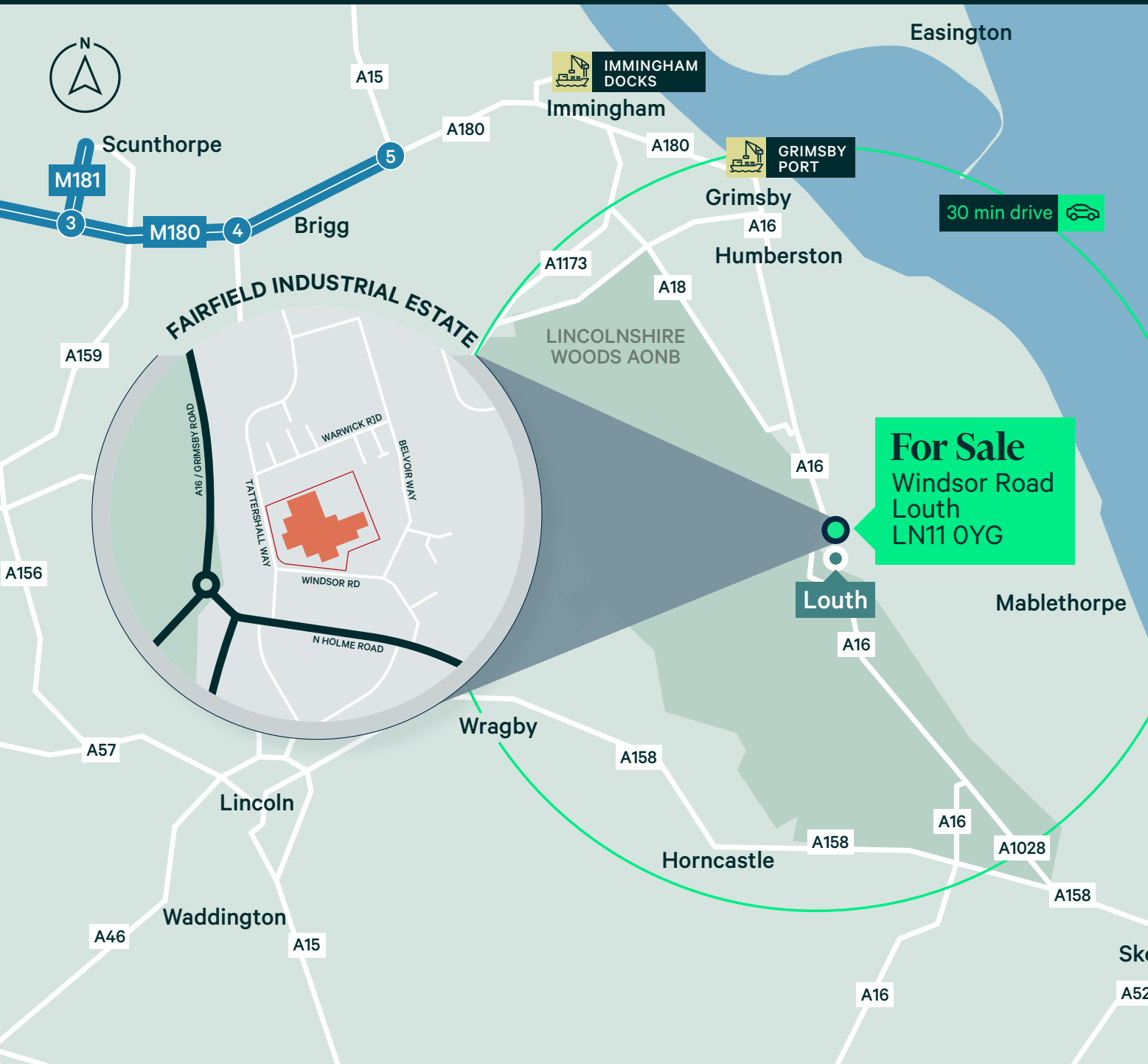
WINDSOR ROAD

**Windsor Road,  
Louth**  
204,666 SQ FT (19,014 SQ M)

A16 / GRIMSBY ROAD

TATTERSHALL WAY

**NHS**



# Location

Fairfield Industrial Estate is home to several well established regional and national businesses.

Louth town centre is situated approximately 1 mile to the south, and Grimsby town centre is situated within 15 miles to the north, providing good access to the Humber ports and the M180.

## TRAVEL TIMES BY CAR



**Louth Town Centre**  
4 minutes (1 mile)

**Grimsby**  
28 minutes (15 miles)

**Immingham Docks**  
38 minutes (23 miles)

**Lincoln City Centre**  
46 minutes (28 miles)

**M180 Junction 5**  
41 minutes (29 miles)

# Description



Industrial / warehouse facility occupying a fully secure site of 10.02 acres (4.05 hectares) with the benefit of the following specification:



EAVES HEIGHT OF  
4.88M – 5.58M



21 LEVEL  
ACCESS DOORS



FITTED  
OFFICES



EXTENSIVE STAFF CAR  
PARKING PROVISIONS



POWER SUPPLY  
OF 1.1 MVA



LED WAREHOUSE  
LIGHTING



WAREHOUSE  
FULLY  
SPRINKLERED



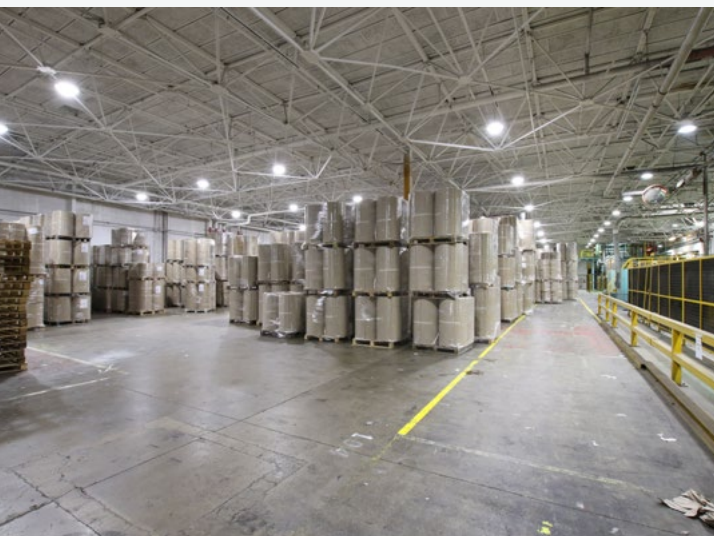
STAFF WELFARE /  
CANTEEN AREAS



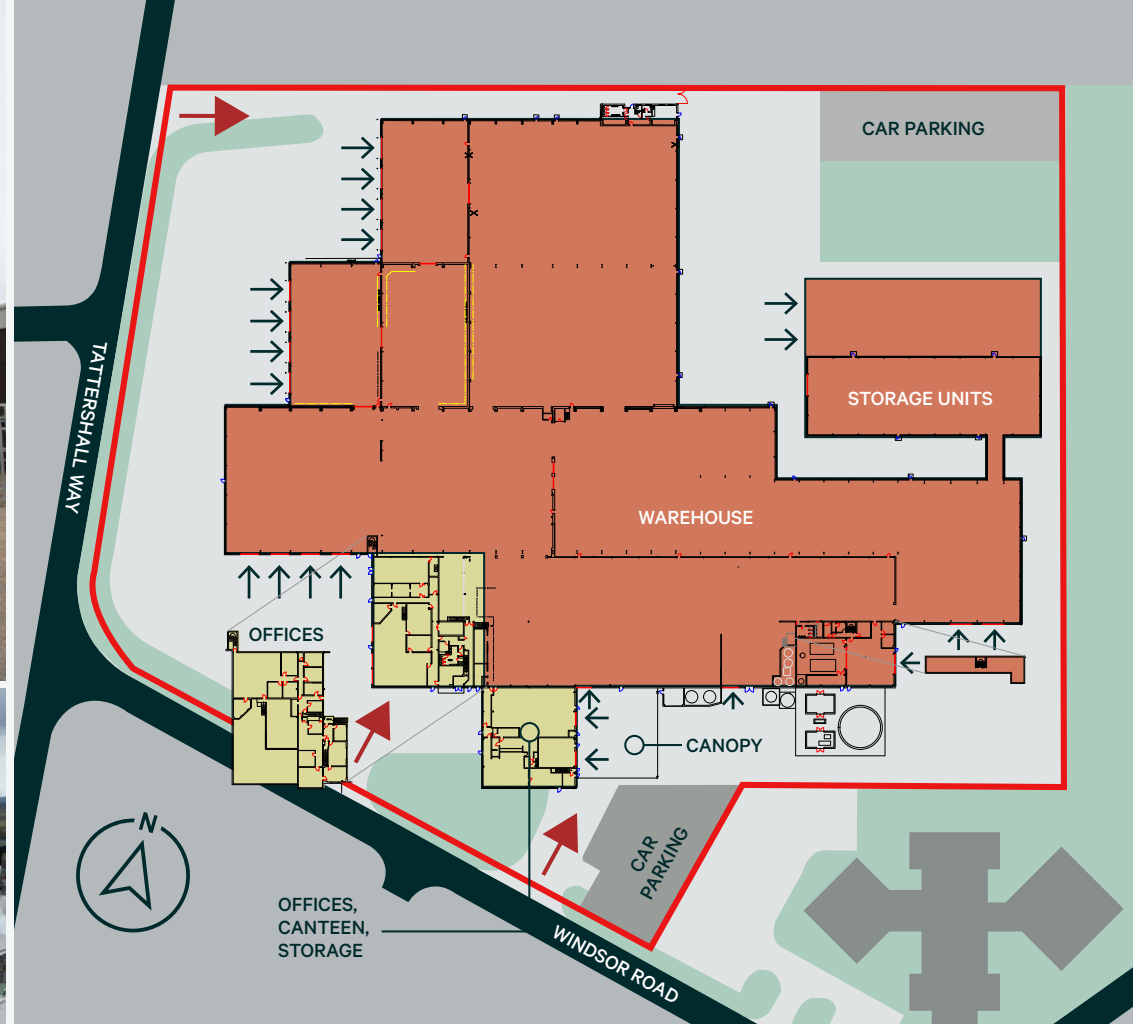
26 HGV  
PARKING



EPC C (57)



# Site Plan



## ACCOMMODATION (GIA)

FLOOR	SIZE (SQ FT)	SIZE (SQ M)
Warehouse	186,479	17,324
Ground Floor Offices / Canteen / Storage	10,615	986
First Floor Offices	7,572	703
<b>TOTAL</b>	<b>204,666</b>	<b>19,013</b>



## Business Rates

Description: Factory and Premises / RV: £450,000.  
The local authority is East Lindsey.

## Terms

The property is held freehold and will be sold with vacant possession.

## Legal Fees

Each party is to be responsible for their own legal costs incurred in connection with a transaction.

## Data Room

Access to a data room is available on request.



## Contacts

For any further information please contact:

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