

Office/Business Premises To Let



Eastfield House, Eastfield Road, Louth LN11 7AN

- Office premises
- Ample Parking
- Alternative uses subject to planning
- Attractive building
- Would consider letting part

Rent £40,000pa (whole building)

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Location

Louth is a thriving market town in Lincolnshire with a population of 16,420 (2011 Census). The town is located approximately 14 miles south of Grimsby and 24 miles north east of Lincoln on the edge of the Lincolnshire Wolds AONB. It has a range of local facilities including a well reputed shopping centre, growing employment area at Fairfield Industrial Estate as well as primary and secondary education including King Edward VI Grammar school.

Eastfield House is located just half a mile east of Louth town centre on a raised site overlooking house and adjacent to Louth's Police Station, Fire Station and a veterinary practice

Description

This property is two-storey building constructed as a house in the early nineteenth century and currently arranged to facilitate office use. There is a large car park to the south-west of the main building and visitor parking at the front making 37 car parking spaces in all. The property is set within 0.48 hectares (1.18 acres) grounds including areas of landscaping and garden. Internally, the property has reception, offices, stores and ancillary space with the potential to be subdivided depending on arrangement. The main building has offices on ground and first floors and there is a single-storey wing to the east of the main building. The property is largely original in character with external elevations characterised by buff brick, sash window openings and slate roof covering.

Accommodation

The premises provide the following accommodation:

Ground Floor (Main Building):

- Receptions 25.6 sq m (276 sq ft)
- Offices 219.6 sq m (2,364 sq ft)
- Stores 38.6 sq m (415 sq ft)
- Ancillary 5.8 sq m (63 sq ft)

First Floor

- Offices 203.9 sq m (2,196 sq ft)
- Stores 2.9 sq m (32 sq ft)
- Ancillary 9.5 sq m (201 sq ft)

Basement

- Stores 20.0 sq m (225 sq ft)

Ground Floor ("The Stables")

- Reception 24.9 sq m (268 sq ft)
- Offices 41.6 sq m (447 sq ft)
- Stores 16.5 sq m (177 sq ft)
- Ancillary 3.6 sq m (38 sq ft)

Services

We understand that mains gas, electricity, water and drainage are available to the property. Interested parties should make their own enquiries with relevant service providers to confirm that supply is sufficient for their use.

Planning

It is understood that the last use of the building was as County Council offices. The property may be suitable for a number of alternative uses subject to planning permission.

Rateable Value

Rateable Value (2017 List): £41,250. Interested parties should make their own enquiries to establish the rates that would be payable by their business.

Tenure

Available to let upon a new effective full repairing and insuring lease for a term to be agreed. The owner will consider a part let of the building but only in respect of a substantial part.

Guide Rent

£40,000 Per annum. Offers are invited for consideration.

VAT

The guide rent quoted in these particulars is exclusive of VAT. At the time of preparation of these particulars (August 2018) we understand that the landlord has not elected to charge VAT.

Legal Costs

The incoming tenant will be responsible for the Landlords reasonable legal costs for preparation of lease documentation.

Viewings

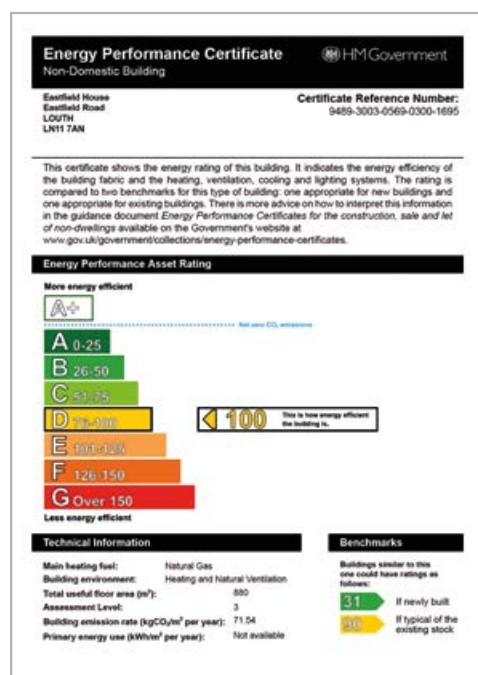
Strictly by appointment with the agents.

For further information please contact

John Elliott

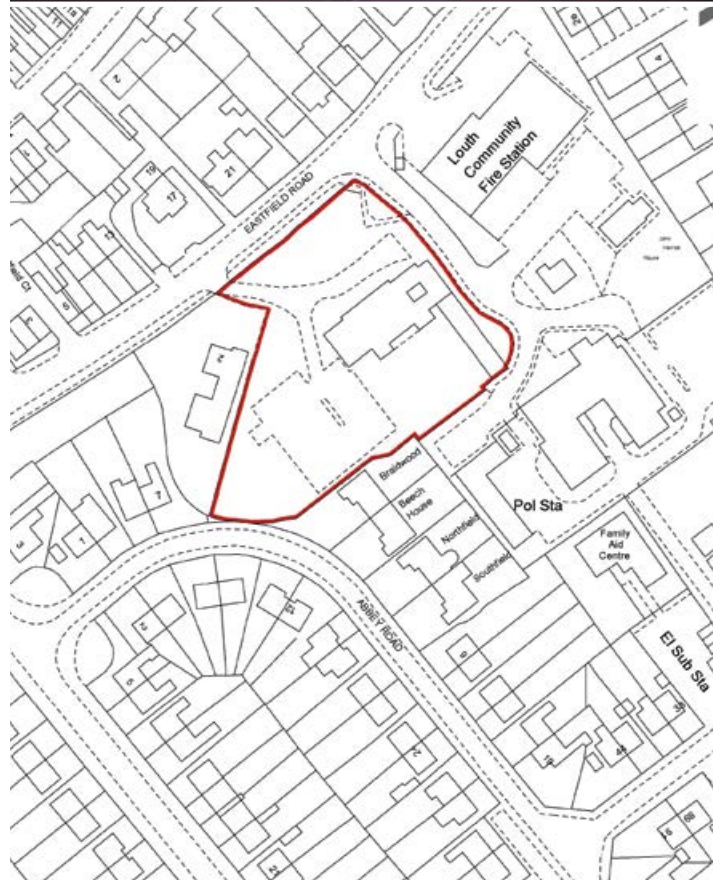
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