



## UNIT 3B WARWICK ROAD LOUTH, LN11 0YB

### TO LET

- Excellent sized industrial unit
- Frontage parking
- Approx. 2009.5sq.ft/186.7sq.m GIA
- Available on a new lease
- Warehousing with office space
- EPC - D

**RENT: £10,750 Per Annum + VAT**

## 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, Morrisons and Aldi.

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 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

### RECEPTION/OFFICE

3.98m x 4.18m

### WC

With stainless steel sink & toilet.

### WORKSHOP

Approx. 156.4 sq.m with roller shutter door.



## OUTSIDE

Parking is located to the front of the unit.

## 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.

## BUSINESS RATES

Enquiry of the VOA website indicates:-

Description - Workshop and premises

Rateable Value - £8,300

Rating Authority - East Lindsey District Council.

## TENURE

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

## DEPOSIT

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

## INSURANCE

Buildings insurance to be payable, fee to be confirmed upon letting.

## LEGAL FEES

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

## VAT

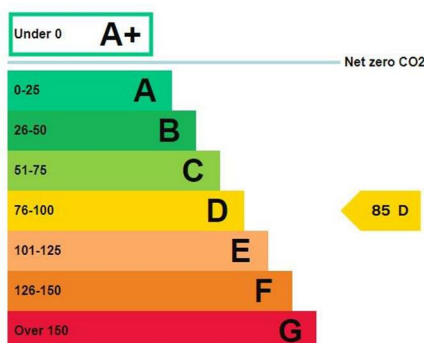
Please note, all prices quoted may be subject to VAT unless stated otherwise.

## VIEWING

Strictly by appointment with the agents, TES Property or Carter Towler.



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.