

**TO LET** (Due to relocation)

**LINCOLN WAY, FAIRFIELD INDUSTRIAL ESTATE, LOUTH, LNI 1 0LS**

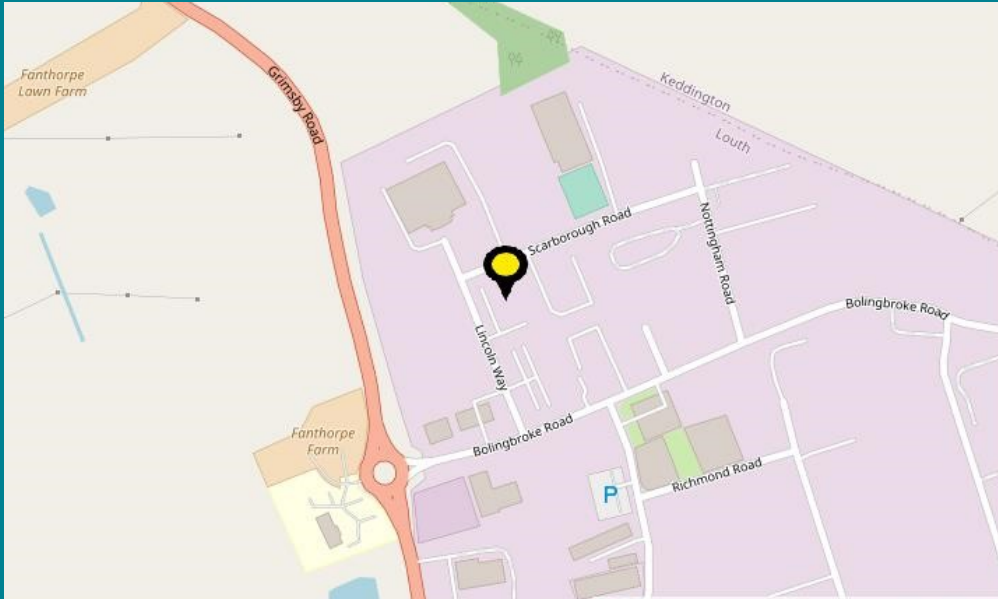


**COMMERCIAL PROPERTY EXPERTISE**  
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**Office / industrial premises with trade counter potential**

**GIA 871.7 sq m (9,380 sq ft)**

**Total site area 0.36 hectares (0.9 acres)**

**Excellent location close to Shell / Spar and Starbucks**

**Rent on Application**

## LOCATION

The property is situated with frontage to Lincoln Way on the Fairfield Industrial Estate with access being gained from Scarborough Way. The Fairfield Industrial Estate is Louth's principle industrial and business area and lies on the norther edge of the town. Access is gained via Bolingbroke Road which is the main access into the norther sector of the business park from the A16.

Nearby occupiers include a Shell garage and Spar convenience store, Starbucks, Thurlby Motors, Halfords, Screwfix, MKM, Peacock and Binnington and Louth Tennis Centre.

Louth is an historic market town situated in mid Lincolnshire approximately 16 miles south of Grimsby and 25 miles east of Lincoln. The town's population is approx. 16,500 people with a wider, predominantly rural, catchment area.

## DESCRIPTION

The property comprises a modern single storey office / industrial building, constructed in 2004, extending to approx. 871.7 sq m (9,380 sq ft) and situated within a site of approx. 0.36 hectares (0.9 acres).

The building is of steel portal framed construction benefiting from profile sheet cladding to the walls and roof with large glazed sections around the main entrance area and to the offices on the front elevation. The offices are fitted out to a good standard with suspended ceilings with concealed fluorescent lighting and permitter trunking to part. The offices are of a mainly open plan layout with small showroom area, large general office, directors office and meeting room together with the usual kitchen and WCs. The industrial space as a roller shutter door at each end and an eaves height of 2.5 meters.

Externally a new palisade fence will be put up by the landlords to the southern boundary. There are existing palisade fences to the remaining boundaries with access gates from Scarborough Road. There is a large parking area to the frontage with excellent loading and circulation space to the remainder of the site. The lock up garage within the yard will be included in the lease.





Additional photographs can be viewed on our website.





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## ACCOMMODATION

The building has a gross internal area of 871.7 sq m (9,380 sq ft).

## ADDITIONAL INFORMATION

**Local Authority:** East Lindsey District Council.

**Rateable Value:** £35,500. (we anticipate that the premises will be re-assessed for rating purposes as part of the site included in the rating assessment is not being included in the lease).

**EPC:** The property has an Energy Performance Asset Rating C.

**Services:** All mains services are connected to the property including a 3phase electricity supply. There is gas fired central heating to part and the offices are airconditioned. Agreement will need to be reached in respect of the solar panels as these are owned by the current occupier, not the landlord.

**VAT:** The rent is quoted exclusive of VAT. We await confirmation as to whether VAT is applicable to this transaction.

**Tenure:** The property will be made available on a new lease on a full repairing and insuring basis. Rent and lease term by negotiation.

**Code of Leasing Premises:** It is intended that the lease will be prepared in accordance with the Code for Leasing Business Premises.

**Legal Costs:** Each party will be responsible for their own legal costs incurred.

## VIEWING AND FURTHER INFORMATION

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