

Former Medical Offices Available To Rent on Popular Business Park

Suite 3 | Windsor House | Louth | Lincolnshire | LN11 0YG



12 Large Rooms and Ancillary Accommodation Available for Immediate Occupation
Accommodation Extending to Over 3,000sqft Net and 4,200sqft Gross with 10
Parking Spaces

Suitable for a Medical Practice or Offices

Available To Let Leasehold on FRI Terms

£44,000 per annum plus VAT Subject to Contract

poyntons consultancy

PROPERTY MARKETING SPECIALISTS

01205 361694

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RICS

Location...

The desirable market town of Louth is located in mid Lincolnshire approximately 30 miles to the east of Lincoln, 10 miles inland in the Lincolnshire Wolds.

The population is approximately 20,000 residents and is located 15 miles to the south of Grimsby and the M180 motorway connecting to the main motorway network.

The town is a desirable residential location with a vibrant town centre. The A16 trunk road is approximately half a mile to the east, the property being well located close to the road network.

Accommodation...

Entrance Hall Reception

A central L-shaped corridor gives access to the offices as follows.

Office No. 1	3.5m x 7.5m, 23.5sqm
Office No. 2	3m x 5m, 15.3sqm
Office No. 3	4.4m x 4.8m, 22.4sqm
Office No. 4	2.4m x 5.8m, 14sqm
Office No. 5	5.8m x 3.9m, 23sqm
Office No. 6	5.9m x 5.7m, 34sqm
Office No. 7	6m x 7.7m, 52sqm
Office No. 8	6m x 5.7m, 34.4sqm
Office No. 9	4m x 5.5m, 22sqm
Office No. 10	5.5m x 3.6m, 19.8sqm
Office No. 11	2.9m x 5.5m, 16.5sqm

WCs

Store Room No. 1

Schedule of Accommodation...

Suite No. 3, Windsor House, Louth		
Net Internal Floor Area	291.2m ²	3,135ft ²
Gross Internal Floor Area	388.9m ²	4,185ft ²

Rateable Value....

The Office has a Rateable Value of £40,500 Local Authority Reference 510910552004207.

Services...

The Landlord levies a Service Charge in respect of the Common Parts.

Tenure....

The property is available by way of a new Full Repairing and Insuring lease with a minimum term of 5 years. The lease will be contracted out of the Landlord and Tenant Act 1954 Part II.

A deposit will be held the equivalent of a quarter of a year's rent payable upfront.

The tenant will be asked to contribute towards the reasonable fees relating to the preparation of the lease up to a maximum of £1,500 plus VAT.

Outgoings...

The ingoing tenant will be responsible for all outgoings at the property including Business Rates and Utilities.

EPC...

A new EPC has been instructed. Full details are available on request.

Viewing...

All viewings are to be made by appointment through the agent. Poyntons Consultancy.
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Money Laundering Regulations: Prospective purchasers will be asked to produce identification at a later stage.

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