

Modern Warehouse Production Space/eCommerce Distribution Centre Available To Let with Parking and External Storage

Unit 3 | Belvoir Court | Fairfield Industrial Estate | Louth | LN11 0UD



Extending to Provide a Total of 28,995sqft, 2,700sqm of Accommodation Includes Storage and Production Space, Offices and Ancillary Accommodation Parking for Approximately 40 Vehicles, HGV Turning and Dispatch Capabilities, Total Site Approximately 1.88 acres, 0.76 hectares

Available To Let Leasehold

£120,000 plus VAT per annum Subject To Contract

poyntons consultancy

PROPERTY MARKETING SPECIALISTS

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Location...

The popular market town of Louth is located approximately 25 miles to the east of Lincoln, 135 miles to the north of the M25 motorway. Birmingham is 150 miles, Manchester 150 miles, Grimsby 14 miles to the north and Peterborough 55 miles to the south west.

The Fairfield Industrial Estate is located approximately 1km to the east of the A16 Trunk Road on an established industrial trade warehouse area.

Description...

The property is constructed from a steel portal frame offering 3 main production areas with ancillary accommodation, staff canteen and ground and first floor offices.

Schedule of Accommodation...

Warehouse Area/Production 1	656sqm	7,060sqft
Warehouse Area/Production 2	724.3sqm	7,796sqft
Warehouse Area/Production 3	800sqm	8,611sqft
Staff Canteen	95sqm	1,020sqft
Additional Storage Area	60.8sqm	655sqft
Ground Floor Office	77.1sqm	830sqft
Mezzanine Storage	60.8sqm	655sqft
First Floor Office 1	90.9sqm	978sqft
First Floor Office 2	25.1sqm	270sqft
Loading Canopy		
Site Area	1.88 acres, 0.76 hectares	

To the front of the property are staff parking areas for over 40 vehicles with HGV access and turning on the western side.

Outgoings and Services...

All outgoing are the responsibility of the incoming tenant.

The property has a Rateable Value of £95,000. Further details are available on request.

The property has a balancing lagoon and private drainage. Mains water and electric are connected.

Tenure...

The property is available by way of a new Full Repairing and Insuring lease with a minimum term of 5 years with a rent review to market rent at the end of Year 3.

A contribution towards Landlords reasonable legal fees of up to £1,000 + VAT will be paid by the incoming tenant. A deposit of a quarter of a years rent will be payable upfront and will be held by the landlord.

VAT...

It is understood that VAT is applicable to the rent.

EPC...

The property has an Energy Performance Asset Rating C70, full details are available on request.

Viewing...

By appointment through the agent.

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