

Boutique Town Centre Office Suites in Historic Louth Available To Let Immediately on Flexible Terms

62 Northgate | Louth | Lincolnshire | LN11 0LY



Individual Office Suites Available Extending to 102sqft, 9.5sqm
Licence Fee Includes Rent, Heating, Lighting, Business Rates and
Broadband, 24-Hour Access and Use of Communal Reception/Meeting
Room and Kitchenette

Available To Let Immediately on Flexible Terms
From £215 pcm plus VAT Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

Louth is a picturesque and highly regarded historic market town situated at the foot of the Lincolnshire Wolds. The town is renowned for its attractive Georgian and Victorian streetscape, landmark St James' Church and strong sense of local character.

The town has an excellent range of local facilities and is particularly well known for its independent shops, boutiques, specialist food retailers, cafés and restaurants. Regular markets and a lively traditional town centre give Louth a distinctive character and make it an attractive place in which to work and meet clients.

The property occupies a prominent and convenient town centre position on Northgate, within easy walking distance of the Market Place, Cornmarket and the town's principal shopping and commercial areas. Louth lies on the A16, providing good road links to Grimsby, Lincoln and the wider East Lindsey area.

Accommodation...

Office suites are available on flexible terms within an attractive town centre building, with central heating, free Wi-Fi, 24-hour access and use of a generous shared ground floor reception/meeting room together with first floor kitchenette and WC facilities.

Services...

Occupiers have use of the shared open-plan ground floor reception and meeting room at no additional charge, providing an attractive space in which to receive clients or hold informal meetings. A communal kitchenette and WC are provided at first floor level.

The inclusive licence fee also covers electricity, gas/heating and business rates, providing occupiers with a simple and predictable monthly cost.

The meeting room may be reserved by occupiers for client meetings, presentations and video calls, subject to availability.

Connectivity...

Free Wi-Fi is available throughout the building, with a stable high-speed broadband connection suitable for everyday business use, VoIP calling and video conferencing.

The combination of flexible accommodation and a particularly attractive Louth town centre setting provides an appealing base for sole traders, consultants, therapists, counsellors and other small professional businesses wishing to present themselves from a smart and distinctive address.

Occupiers benefit from 24-hour access, allowing the accommodation to suit businesses whose clients or working hours extend into evenings and weekends.

Schedule of Rooms...

	Area	Area	Per Annum	Per Month
Office Accommodation				
Room 1	9.50m ²	102ft ²	£3,960 pa	£330 pcm
Room 2	6.12m ²	66ft ²	£2,580 pa	£215 pcm
Shared				
Reception / Meeting Rm	23.18m ²	250ft ²	Included	Included
Kitchenette & WC	Shared		Included	Included

Tenure...

Rooms are available on individual licence fees with a minimum term of 3 months.

The licence fee quoted includes rent, electricity, gas/heating, business rates, broadband (normal use), cleaning of communal areas and use of the shared reception, meeting room and kitchenette.

Occupiers are granted 24-hour access, allowing the accommodation to suit businesses whose clients or working hours extend into evenings and weekends.

Outgoings...

The Landlord is in the process of splitting the suites into individual rateable units. This is intended to allow qualifying small businesses and occupiers to claim full Small Business Rates Relief, subject to eligibility.

Viewing...

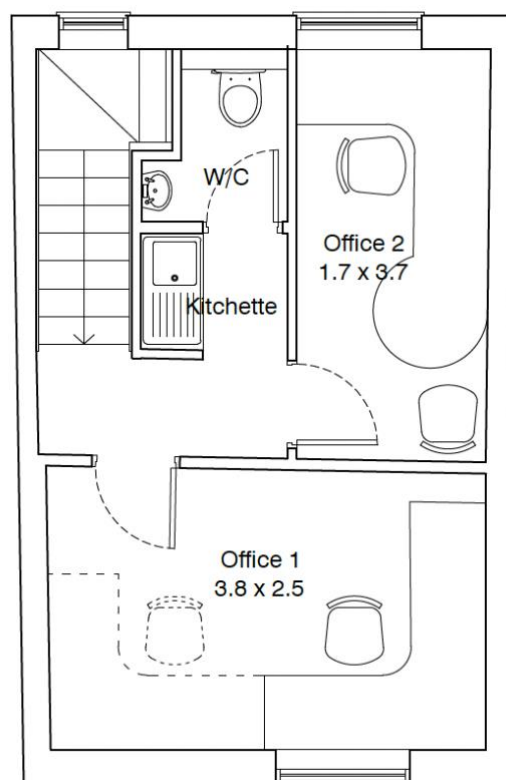
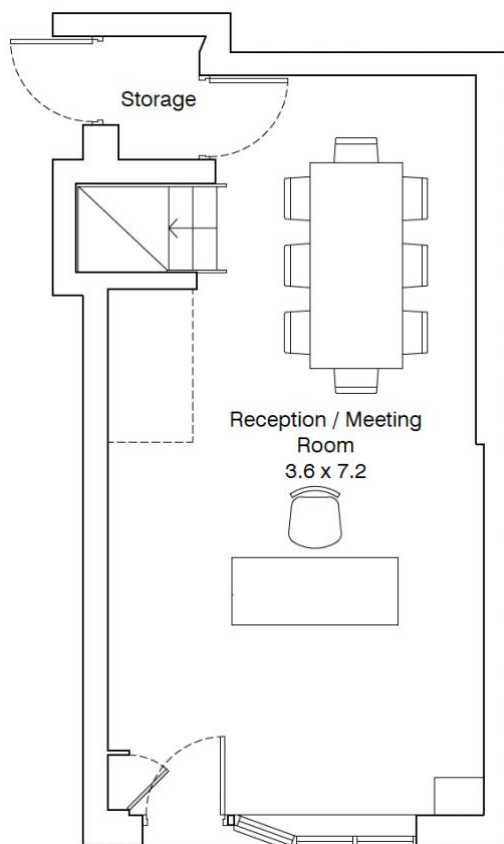
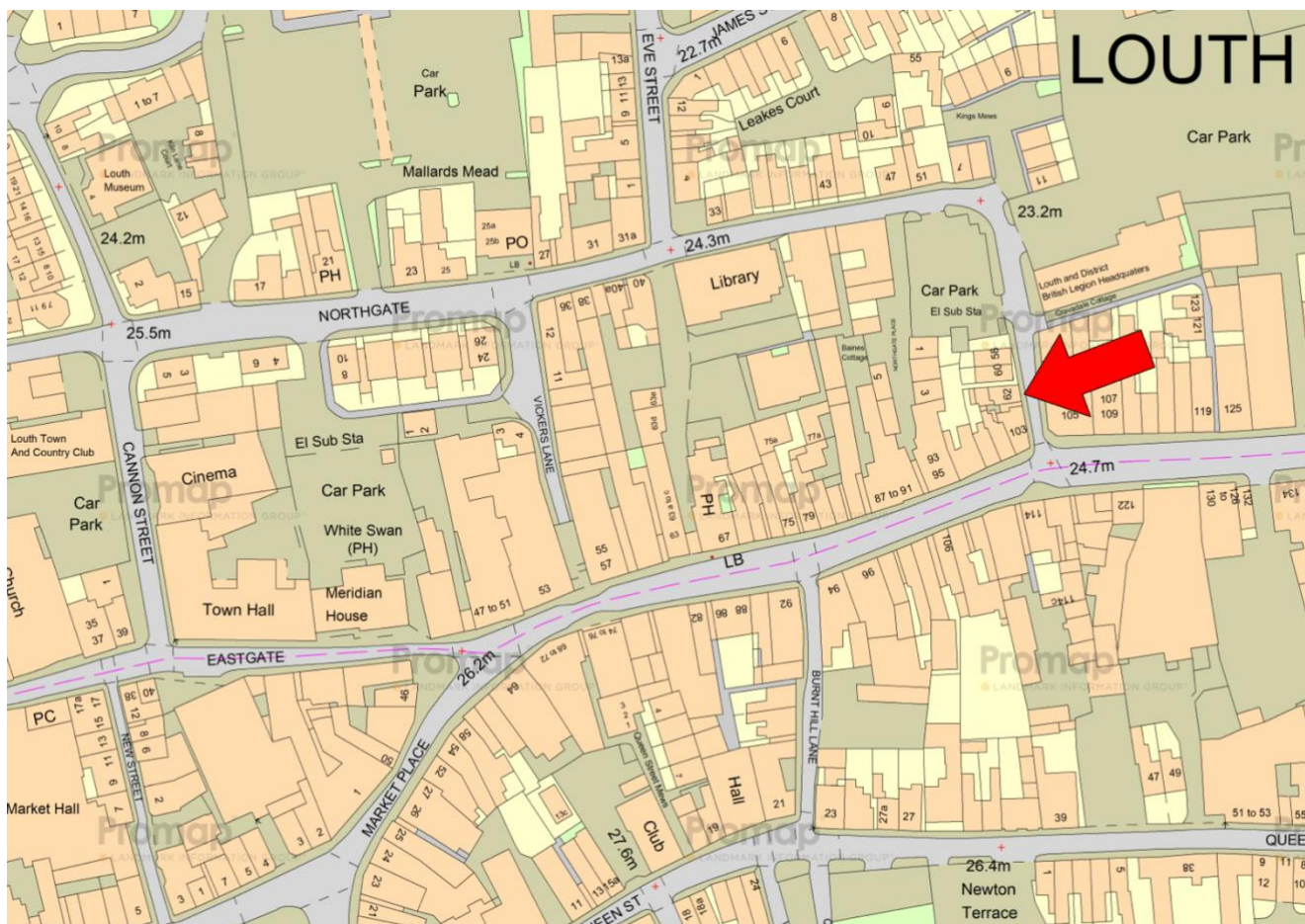
Strictly by appointment through the agent.
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Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded. **Money Laundering Regulations:** Prospective occupiers will be asked to produce identification at a later stage. Aug26

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