



Unit 3F Bolingbroke Road, Fairfield Industrial Estate, Louth, LN11 0WA £6,000

TO LET / SALE a good quality two storey terraced office/workshop unit with forecourt parking. The unit is available by way of a new lease. EPC rating TBC
Commercial EPC

LOCATION

The property is situated on the town's industrial estate, located on the northern outskirts of Louth with good access via the A16 to Grimsby, M180 and the Humber Bank. The unit is set back away from the road.

GROUND FLOOR

ENTRANCE HALL

With security and fire alarm panels, Upvc double glazed entrance door.

RECEPTION OFFICE 10'6" x 9'9" (3.19m x 2.97m)

With reception hatch, Upvc double glazed window, ample power sockets, telephone and computer points.

WC

With disabled facilities, WC, window extractor fan and electric fan heater

OFFICE/WORKSHOP 11'4" x 9'9" and 8'1" x 7'5" (3.45m x 2.97 and 2.47m x 2.25m)

With desk height power sockets and computer points, sink unit and cupboards over.

OFFICE 9'9" x 7'5" (2.96m x 2.26m)

Staircase lobby with recessed shelving.

FIRST FLOOR

LANDING / OFFICE 13'9" x 8'10" and 10'1" x 3'3" (4.20m x 2.70m and 3.08m x 1.00m)

With power sockets and computer points, Upvc double glazed window.

OFFICE 23'7" x 13'11" (7.18m x 4.23m)

With numerous power sockets and computer points, Upvc double glazed window.

VAT

Please note that the rent is subject to VAT at the current rate.

OUTSIDE

At the front of the property there are three allocated parking spaces.

SERVICES

We understand the property has mains water, electricity and drainage.

LEASE TERMS

The unit is available on an internal repairing and insuring lease. Length of term negotiable.

BUSINESS RATES

According to the Valuation Office Agency's website, we believe the property has the following assessment for the current rating list.

Description - To be confirmed

Rateable Value - To be confirmed

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PLEASE NOTE:

If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sales particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale.

These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.



Regulated by the RICS

Viewing strictly by appointment only through Louth and Market Rasen Offices.

Louth Office open: Mon – Fri. 9.00am – 5.00pm. Sat – 9.00am – 1.00pm.

Market Rasen Office open: Mon – Fri. 9.00am – 5.00pm. Sat. – 9.00am – 12noon.