

Windsor Trade Park – Louth, Lincolnshire

Units 2,3,4 & 5 Windsor Trade Park,
Windsor Road, Louth, Lincolnshire – LN11 0LF

Warehouse / Trade-Counter Units

3,000 – 12,000 sq.ft. TO LET / FOR SALE

- Newly Constructed, modern, purpose-built warehouse development
- Busy Retail / Trade-Counter location
- Immediately available
- 5.5m rising to 7.8m eaves height
- Excellent parking facilities
- Adjacent Screwfix & Halfords (Retail) Superstore. B&Q nearby
- Units available from 3,000 sq.ft upwards
- Unit 1 Let to ToolStation.

Location

Louth is a market town in Lincolnshire located approximately 28 miles east of Lincoln and 15 miles south of Grimsby via the A16.

The property is located close to the A16 Louth Bypass on Windsor Road, on the entrance to Fairfield Industrial Estate. Louth Town Centre is only a short drive.

Nearby occupiers include Screwfix, Halfords, B&Q, Jewson, Howdens, MKM Building Supplies, Travis Perkins, and a Renault Car Dealership amongst many more.

Description

Windsor Trade Park is a newly constructed development comprising five units totalling 15,500 sq.ft. Units range in size from 3,000 sq.ft to 12,000 sq.ft if combined.

The scheme benefits from excellent customer / staff parking, visibility, signage, and easy access.

The individual units have been built to a developer's shell specification with all mains capped services, roller shutter door, glazed entrance doors / screen ready for tenant's fitout. The units benefit from an excellent eaves height of 5.5m rising to 7.8m.

Planning

Planning consent has been approved for B1, B2, B8 trade-counter Use

Accommodation

Description	sq.ft	sq.m	Availability
Unit 1	3,500	325	ToolStation
Unit 2	3,000	278	To Let / For Sale
Unit 3	3,000	278	To Let / For Sale
Unit 4	3,000	278	To Let / For Sale
Unit 5	3,000	278	To Let / For Sale

The above floor areas are approximate gross internal floor areas.

Key Features

- Modern purpose-built warehouse units
- Prime trade park location
- Adjacent to national trade occupiers
- Easy customer access
- 5.5m eaves rising to 7.8m
- Ample Customer Parking

Tenure

Leasehold or Freehold.

Terms

Upon Application.

Rates

Not yet been assessed for business rates.

Availability

Immediately available.

EPC

Available in due course.

VAT

VAT is applicable.

Legal Costs

Each party is to bear their own legal and professional costs.

Viewing & Further Information

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