

Industrial Warehousing Available Immediately

Lencraft Distribution Centre | Manby Road | Louth | Lincolnshire | LN11 8HB



60,000sqft, 5,575sqm of Accommodation on Site Just Under 4 Acres
Available Immediately on Full Repairing and Insuring Terms
Suitable for Warehousing and Industrial Use

Available To Let Leasehold in Whole or Part
£115,000 per annum Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

Lencraft Distribution Centre is located approximately 18 miles, 30 kms to the south of the A180M motorway network just outside Louth, a large town with a good range of local amenities.

The property is approximately the following distances away from large population centres:

Leeds M62	89 miles	143 kms
Manchester	120 miles	193 kms
Lincoln	27 miles	43 kms
Sheffield M1	73 miles	117 kms
Nottingham	65 miles	104 kms
Peterborough	66 miles	106 kms
London M25	135 miles	217 kms
Birmingham M6	115 miles	185 kms
Grimsby/Immingham	18 miles	30 kms

The site is located on the south side of the B1200 connecting Louth to the coast which is approximately 7 miles to the east.

Fairfield Industrial Estate being a popular Estate including main occupants such as D S Smith is located at the other end of the Louth Ring Road approximately 6 minutes away by car, along with popular Northfields Park. Nearby is the Legbourne Distribution Site and coastal resorts of Skegness and Ingoldmells are located to the west.

Description...

The property comprises 2 steel framed buildings which are split into 2 units.

The main pair of units are steel portal framed structures with brick walls having a minimum internal eaves height of 5.4m and 3 roller shutter doors.

Adjoining this building is a similar building with a separate roller shutter door access.

In the centre of the site is a steel lattice framed building with a minimum internal eaves height of 4m and partitioned office.

In addition to the main warehouse buildings are ancillary structures including offices and warehousing which are available to potential occupiers of the main facility.

A double gated access leads to a substantial concrete and hard surfaced storage area with buildings being located to the centre and to the south of the site.

The Administration Block is located in the north-eastern corner beyond which is an extension to the field for the provision of a private disposal system for sewage. The site is covered by CCTV.

Schedule of Accommodation...

Unit 1	943m ²	10,150ft ²	£20,000 pa
Unit 2	1,646m ²	17,720ft ²	£35,000 pa
Unit 3	2,787m ²	29,975ft ²	£60,000 pa
Total	5,374m ²	57,845ft ²	£115,000 pa

Amenity Block with WC's

Former Bungalow used as Offices.....Net 62.5sqm,675sqft
Post House/Workshop.....56.8sqm, 610sqft

Tenure...

The property is available as a single or split Full Repairing and Insuring lease at a combined rent of £115,000 per annum.

EPC...

Energy Performance Certification will be provided where required.

Outgoings...

A 3% service charge will be levied to cover the cost of maintenance, invoiced quarterly with rent and annual insurance collected by the Managing Agents.

Tenants will be responsible for their own Business Rates which are currently in the process of being split into 3 separate hereditaments.

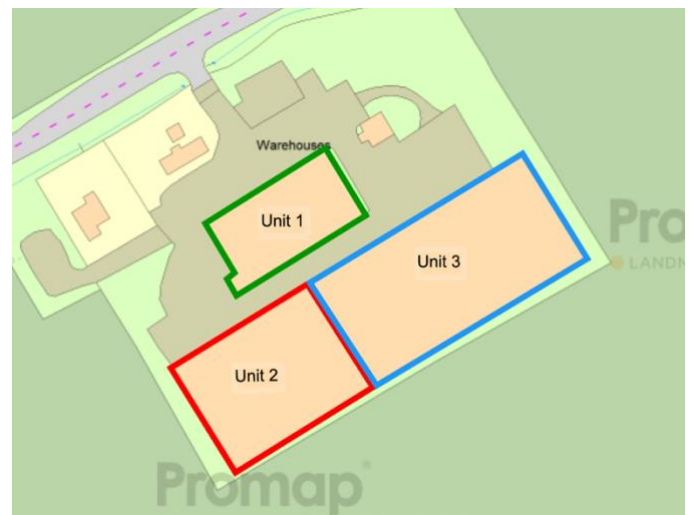
It is the intention to let the main buildings in the first instance which may or may not include the ancillary accommodation on the site.

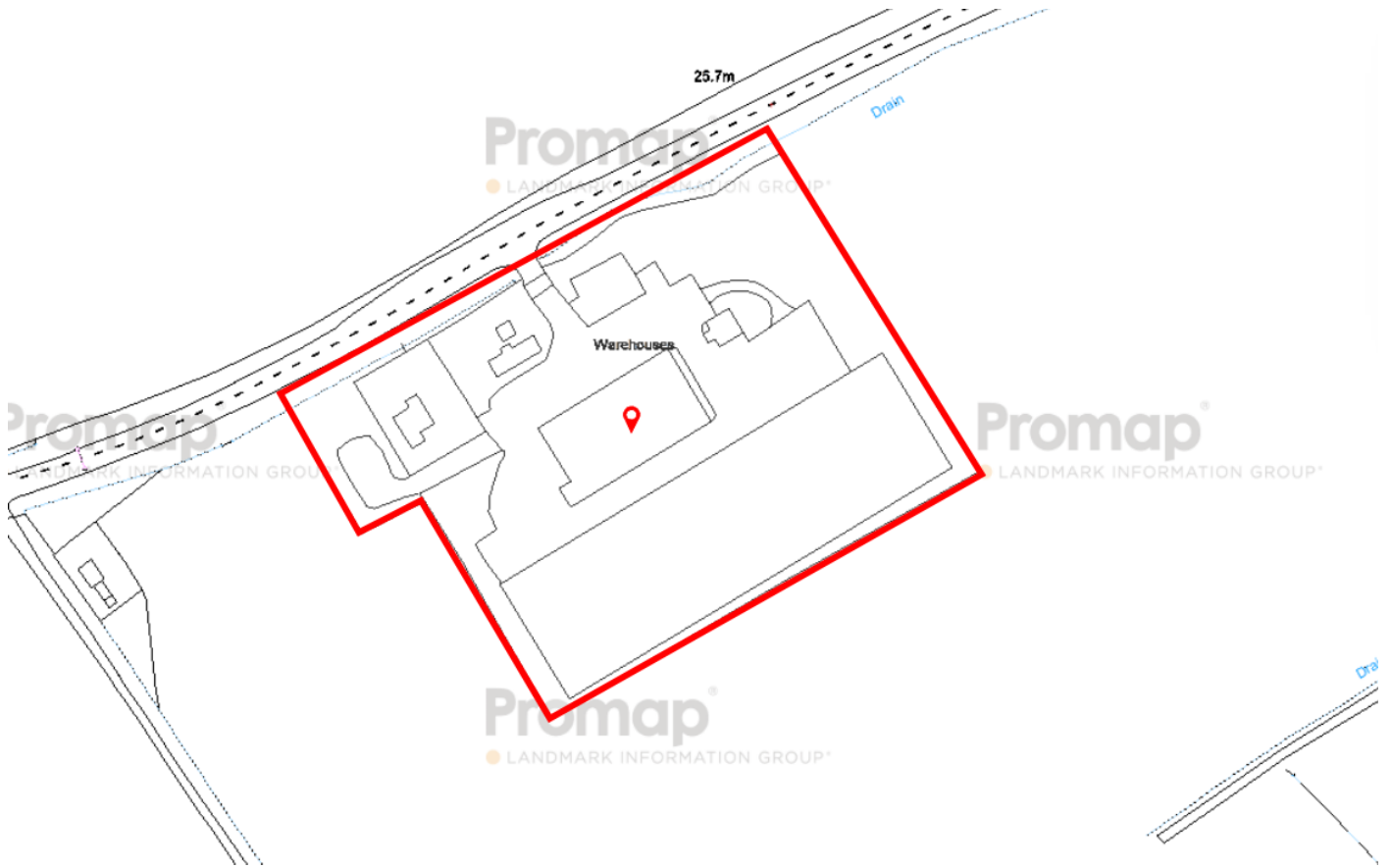
Please enquire for further details.

Services...

The site benefits from a mains electricity service which is sub-metered to individual units.

The site has shared offsite drainage, the cost of which will be met by users of the system.





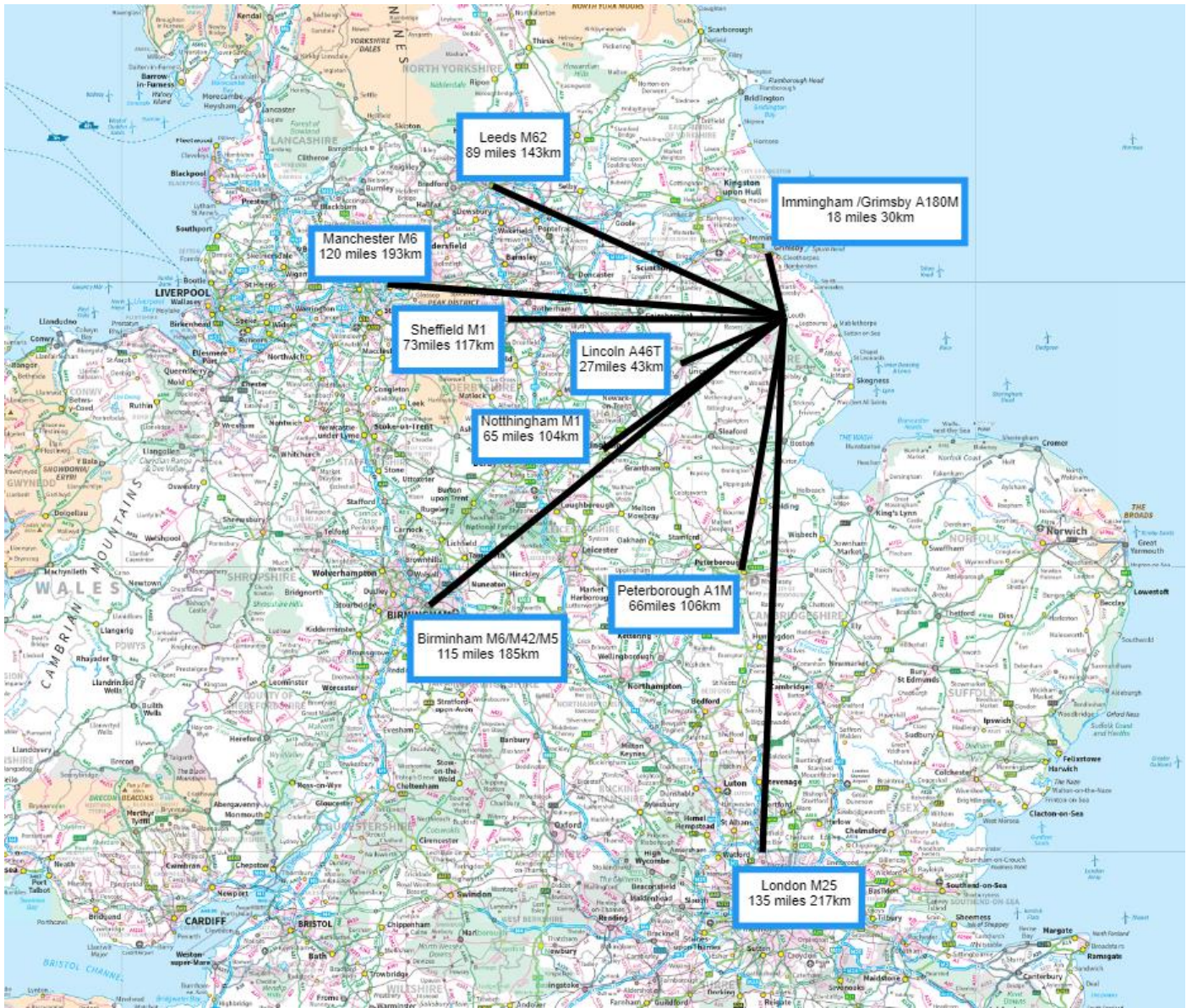
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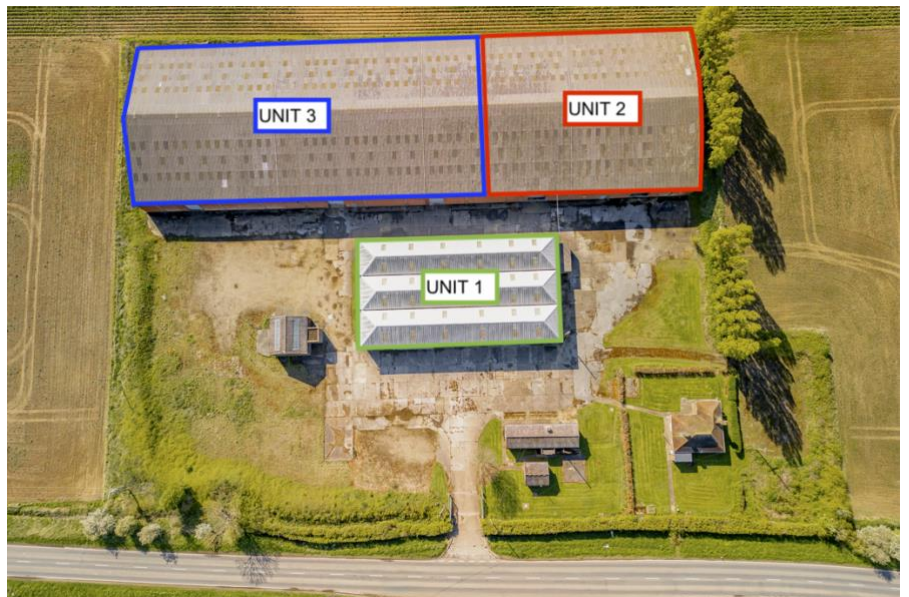


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Viewing...

All viewings are to be made by appointment through the agent.
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