



Jessops Industrial Unit, Bolingbroke Road, Fairfield Industrial Estate, Louth
LN11 0WA

#1236133/2026A



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JESSOPS INDUSTRIAL UNIT

BOLINGBROKE ROAD, FAIRFIELD INDUSTRIAL ESTATE, LOUTH, LN11 0WA



Agreement

To Let



Detail

Light Industrial Unit and
Storage Land



Rent

Unit - £30,000 pax
Land - £10,000 pax



Size

Unit:
452.62 sq m (4,871 sq ft)

Land:
0.19 hectares (0.49 acres)



Location

Louth, LN11 0WA



Property ID

#1236133/2026A

For Viewing & All Other Enquiries Please Contact:



WILL NUTTALL

MSc
Surveyor

will.nuttall@eddisons.com

07842 218527

01522 544515

Property

The property comprises a detached light industrial unit of steel portal frame construction with profiled metal clad elevations and roof. The unit provides functional and well-configured accommodation, including internal office space, a fitted kitchen, WC facilities and a mezzanine level offering additional storage.

The main warehouse benefits from a large roller shutter loading door providing straightforward access, along with good internal eaves height suitable for a range of industrial or storage uses.

Externally, the unit is set within a secure, fenced site and is accessed via a wide entrance. The property benefits from a tarmacadam car park, providing multiple on-site parking spaces, together with a forecourt and yard area suitable for loading, unloading and vehicle manoeuvring.

The unit is located within an established light industrial area in Louth, offering convenient access to local amenities and the surrounding road network.

There is also additional hard cored yard space adjacent the unit, which is broadly rectangular and access via a separate palisade gate.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Unit GIA	452.62	4,871

Area	Hectares	Acres
Land	0.19	0.49

Energy Performance Certificate

Rating: TBC

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for B2, B8 and E(g) (iii) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

Charging Authority: East Lindsey District Council
Description: Warehouse and Premises
Rateable Value: £30,250

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

Unit - £30,000 per annum exclusive

Land - £10,000 per annum exclusive

VAT

VAT may be charged in addition to the rent at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

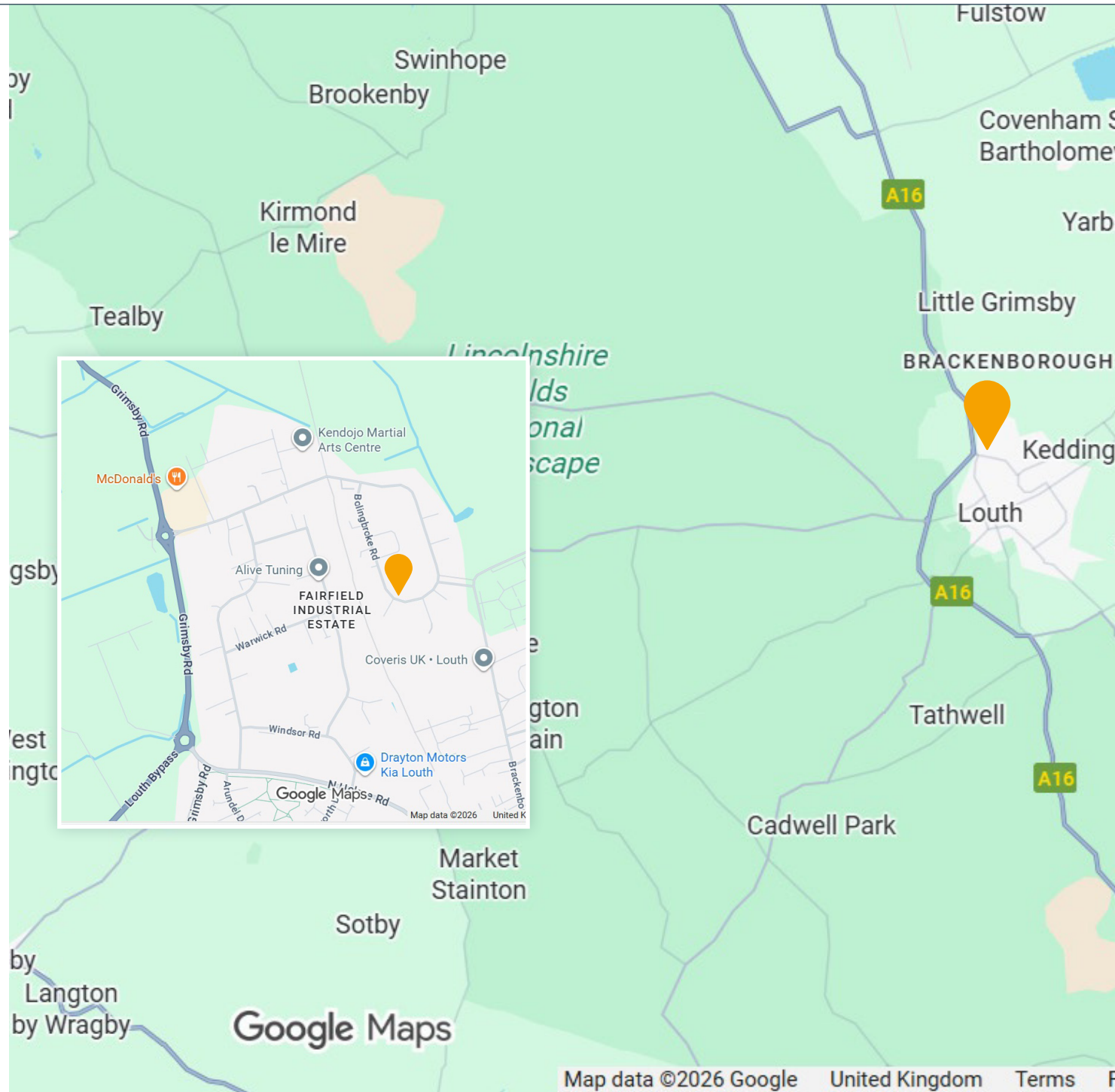
Location

Louth is a well-established market town situated in the county of Lincolnshire, serving as an important commercial and administrative centre for the surrounding area. The town benefits from a diverse local economy and a strong mix of retail, leisure and business occupiers.

Bolingbroke Road forms part of Louth's principal industrial and commercial area, accommodating a range of light industrial, trade counter and warehouse users.

The location offers excellent accessibility, with convenient links to the A16, providing direct routes north towards Grimsby and south towards Boston, together with onward connections to the wider Lincolnshire road network.

Louth town centre is located a short distance away and provides a comprehensive range of amenities including national and independent retailers, banks, cafés and professional services.





Google Maps

