

Unit 9, Enterprise Road,
Caistor, LN7 6PX

TO LET

Industrial premises in large yard

Attractive location

Established industrial estate

Clear span internal
accommodation

Suitable for a variety of uses

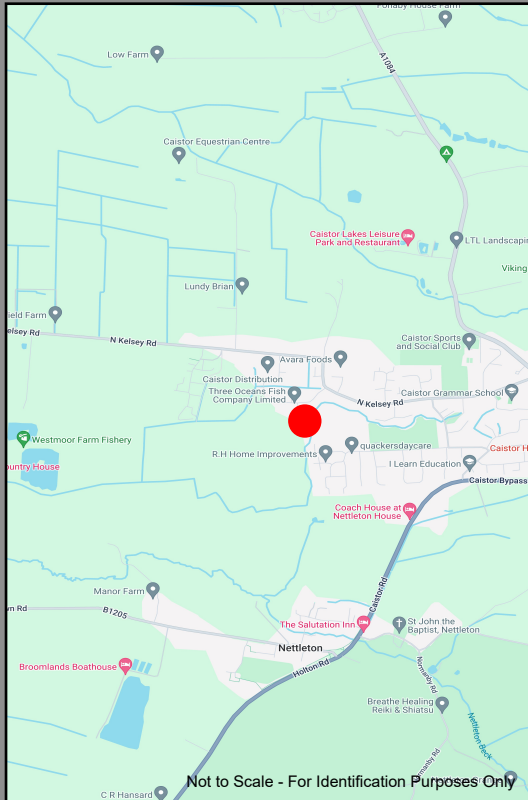
Guide Rent £30,000 p.a

Scotts
01472 267000



Unit 9, Enterprise Road,
Caistor, LN7 6PX

TO LET



Scotts
01472 267000
www.scotts-property.co.uk

LOCATION

The premises are situated on Enterprise Road close to Caistor Town Centre forming part of a small industrial estate with a variety of businesses nearby. Caistor is located 15 miles south west of Grimsby and 20 miles to the north of Lincoln with access provided predominantly by the A46. Humberside Airport is located approximately 8 miles to the north.

DESCRIPTION

The premises comprises a detached industrial unit in steel portal frame construction with insulated walls and roof and access via a personnel door/roller shutter door with additional fire escape. Internally the premises provide good clear span accommodation with a quality concrete floor and high-level fluorescent lighting. The property sits within a regularly shaped site with a gravel car park and concrete area surrounding the building. The boundaries are defined by wire mesh and steel palisade fencing.

ACCOMMODATION

Gross Internal Area	471.5	sq m	5,073	sq ft
Site Area	0.5	hectares	1.2	acres

DISPOSAL/LEASE TERMS

The premises are available to let for a term of years to be agreed at an initial rent of £30,000 per annum.

RATEABLE VALUE

The new occupier will be responsible for the payment of Business Rates at the property. Interested parties should make contact with West Lindsey District Council on 01427 676676.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred together with any Stamp Duty Land Tax that may be payable.

ENERGY PERFORMANCE RATING: TBC

FURTHER INFORMATION AND TO VIEW

Kerry Burnett-Cox kerry@scotts-property.co.uk 07749 725316
Lawrence Brown lawrence@scotts-property.co.uk 07710 312712

Offices: Hull 66 - 68 Humber Street, HU1 1TU Scunthorpe Sovereign House, Arkwright Way, DN16 1AL Grimsby 12 Town Hall Street, DN31 1HN CS.7142

Disclaimer: Scotts, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Scotts has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.