

First Floor Clear Span Space Extending to 434sqm, 4,670sqft on Popular Business Park

Unit 1 First Floor Cowbridge Business Park | Boston | Lincolnshire | PE22 7DJ



Useful First Floor Production Space

Lift Truck Access

High Load Floors

Suitable for Offices, Light Production, Storage, Manufacturing

Extending to Provide 434sqm, 4,670sqft of Accommodation

Available to Let Leasehold Immediately

£15,000 per annum plus VAT Subject to Contract

poyntons consultancy

PROPERTY MARKETING SPECIALISTS

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Location...

The rapidly expanding market town of Boston has a population in the region of 80,000 residents and is located on the South Lincolnshire Fens, approximately 100 miles to the north of the M25, 100 miles to the south-east of Leeds, 100 miles to the east of Birmingham and 35 miles to the north-east of Peterborough and the A1M.

The property is located to the north of the town near Boston Golf Club on the Cowbridge Business Park, a busy industrial estate with a variety of other workshops, warehouses and retail warehouses.

Description...

A shared entrance way lead to stairs to the first floor landing.

Office/Workshop.....21m x 8.8m, 199sqm
Office/Workshop No. 2.....13.2m x 8.9m, 111.8sqm
 Internal Eaves Height of these areas is 2.6m.
 A lobby leads to 5 offices totalling.....111sqm

Schedule of Accommodation...

Open Plan Office Space	301.8m ²	3,250ft ²
Production Areas		
Gross Offices excluding Lobby	111m ²	1,195ft ²
Total	434.0m ²	4,670ft ²



Tenure...

The property is available by way of a new minimum three-year Full Repairing and Insuring lease on standard commercial terms. The tenant will be responsible for the tenant's reasonable legal fees with regards to the preparation of the lease.

The tenant will pay a deposit the equivalent of 3 months rent to the landlord.

Rent will be paid quarterly in advance and be the subject of VAT.

An annual insurance rent will be billed to the tenant by the landlord to cover the cost of the building insurance, please enquire for further details.

Outgoings...

Tenants will be responsible for all outgoings at the unit including utilities and Business Rates. Access to Superfast Fibre Broadband is available for an additional monthly fee.

The property has a Rateable Value of £12,750. Full details are available on request.

EPC...

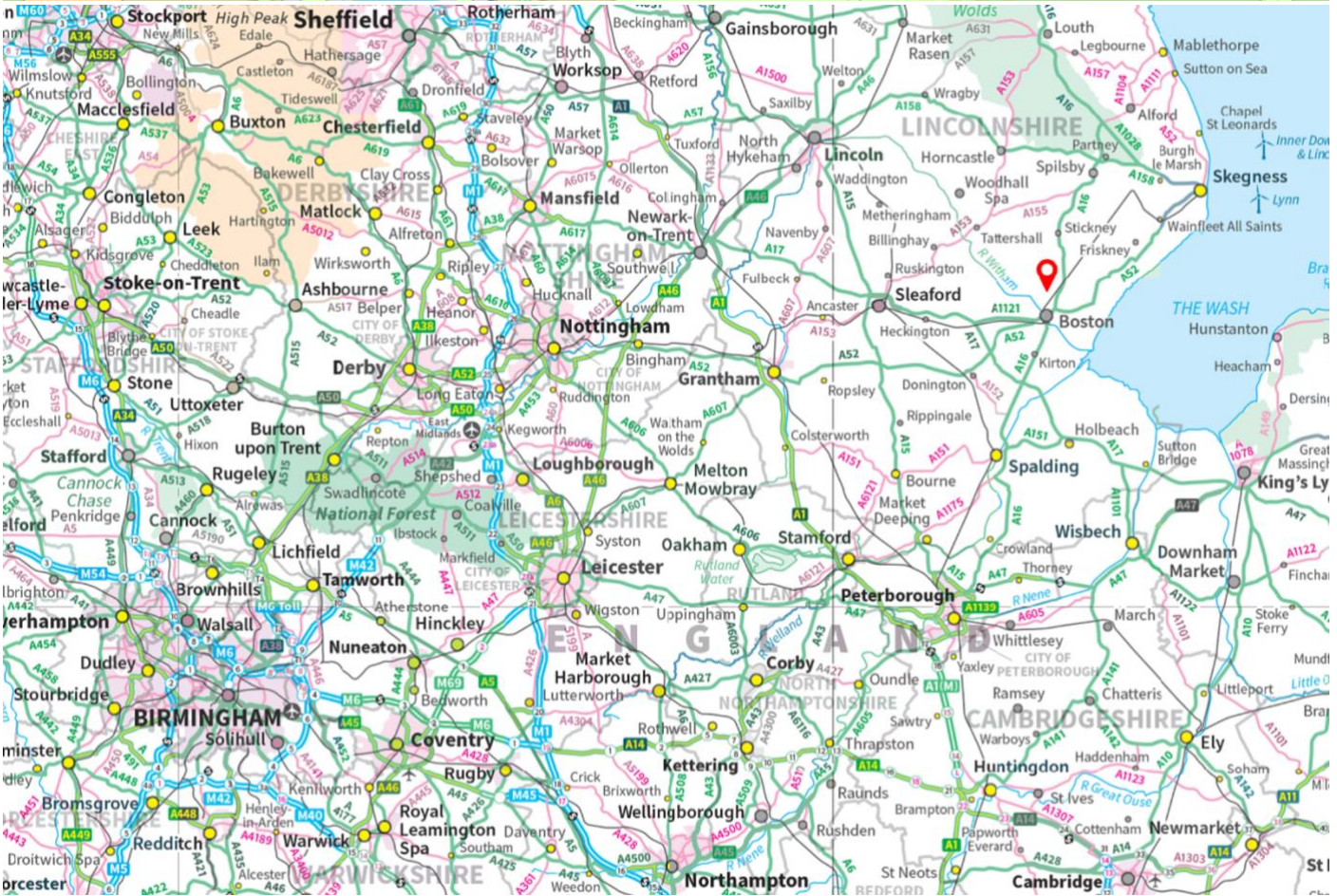
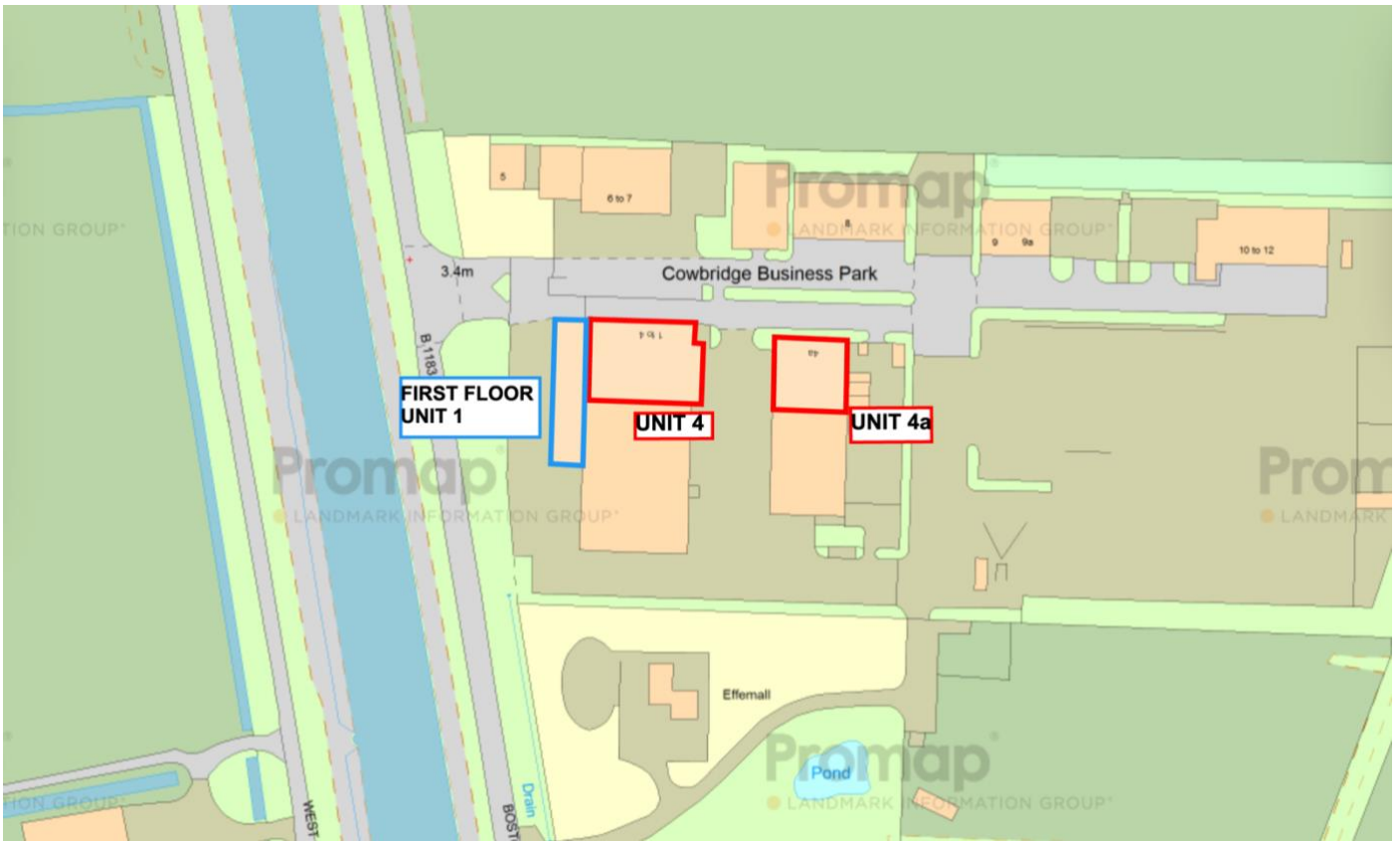
The property has an Energy Performance Asset Rating D76. Full details are available on request.

Viewing...

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

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