

Refurbished Industrial Unit/Trade Counter on Popular Business Park

Unit C6, Boston Trade Park | Norfolk Street | Boston | Lincolnshire | PE21 9HG



Gross Internal Floor Area 268sqm, 2,880sqft
Internal Eaves Height of 3.7m (min)
Ready For Immediate Occupation
Modern Amenity Block with WCs and Office
Allocated Parking and On-Site Parking
in Secure Environment

Available to Let Leasehold on FRI Terms
£20,250 per annum plus VAT Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

The historic market town of Boston is located on the South Lincolnshire Fens approximately 115 miles to the north of London. The town is well served by the road network via the A52, A16, A17 trunk roads.

The town has a rich commercial history dating back to the Hanseatic League and has a population of approximately 73,000 residents, large hospital, strong retail offering, good schools and well regarded sports facilities.

Nottingham is approximately 50 miles to the west, King's Lynn approximately 30 miles to the east, Peterborough 35 miles to the south-west, Lincoln approximately 35 miles to the north-west.

The site is located approximately 1 mile to the north-east of the town centre on Norfolk Street, close to Horncastle Road.

Description...

The property comprises a refurbished industrial unit having recently undergone major works to provide modern clear span space, roller shutter door and high impact concrete floor.

Main Unit.....26.7m x 10.4m

Amenity Block.....4.4m x 2.4m

Comprising WC's and an Office.

Boston Trade Park...

Boston Trade Park is a trade counter/business park with a number of high profile occupiers including Screwfix, MKM, Howdens, Electric Center, Euro Car Parts, Lincs Windows and Doors, Titan Motor Factors, Ambersea Limited and DWB Boston Limited.

The main entrance to the site leads to the service road having various allocated and communal parking areas.

The unit is located at the north eastern end of the site.

Tenure...

The property is available by way of a new Full Repairing and Insuring lease with no ingoing premium.

Rent will be paid monthly in advance and be subject to VAT.

Service Charge...

A service charge will be levied currently rent reviewed annually. Further information is available on request.

Security...

The site benefits from an on-site manager and CCTV coverage.

Services...

Water, electricity and drainage are available by sub-metered supplies.

Outgoings...

The ingoing tenant will be responsible for all outgoings at the property including Business Rates and Utilities.

Rateable Value...

£12,250. Full details are available on request.

EPC...

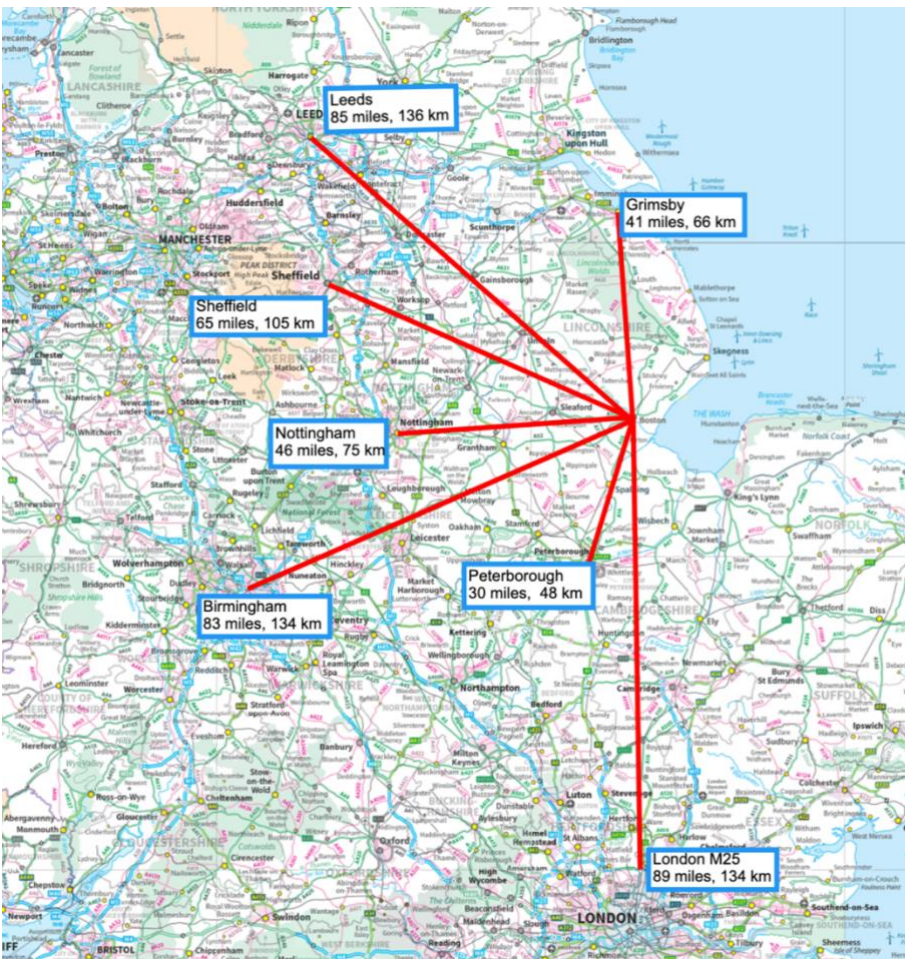
The unit has an Energy Performance Asset Rating D77. Full details are available on request.

Viewing...

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

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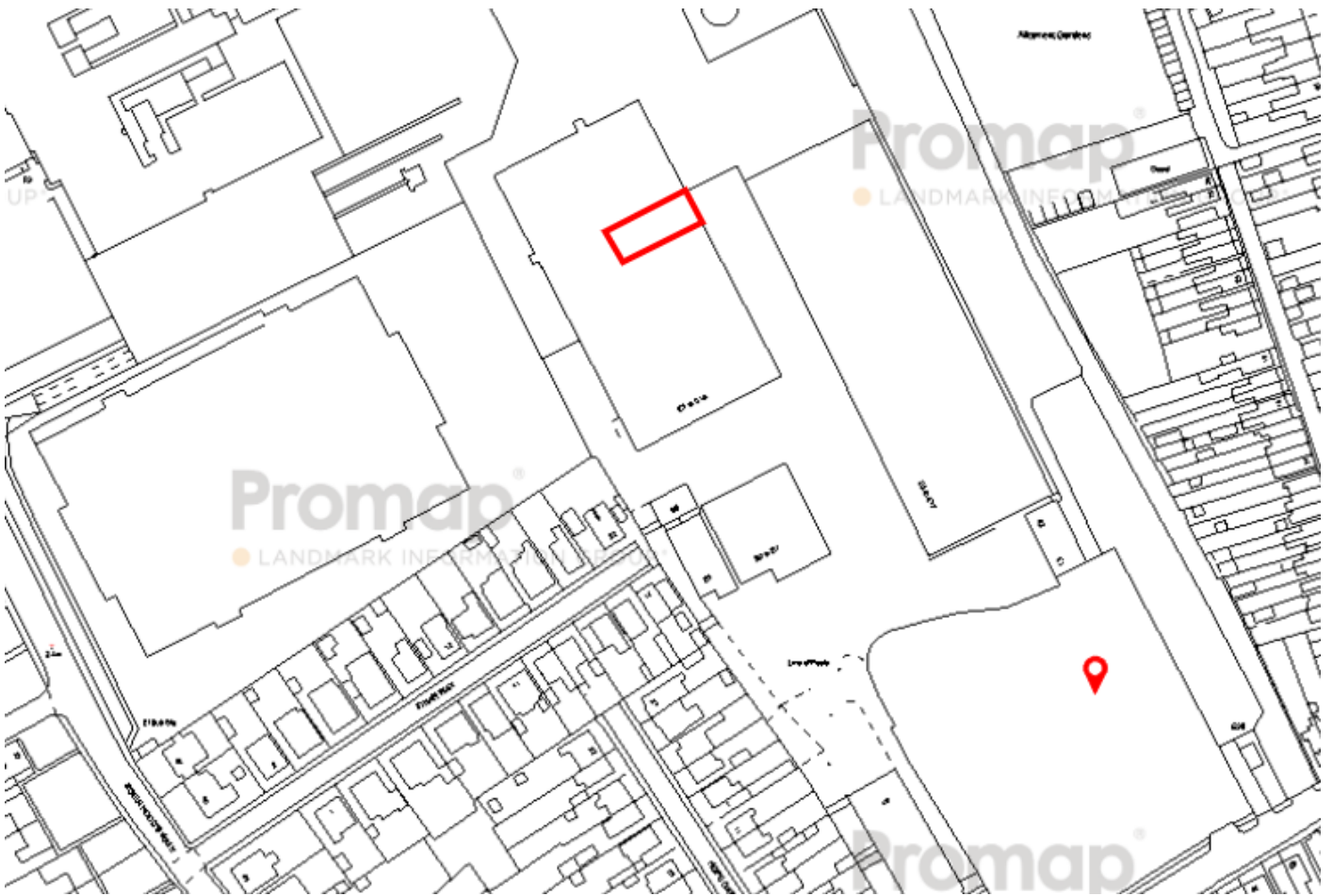
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Money Laundering Regulations: Prospective purchasers will be asked to produce identification at a later stage.

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