

Rural Workshop with Sales Office and Yard Available To Let Immediately

The Forge | Wainfleet Road | Boston | Lincolnshire | PE22 0PF



Historic Steel Framed Clear Span Workshops Extending to Provide 1,640sqft, 153sqm of Accommodation with 44.5sqm, 480sqft of Offices
Currently Partitioned to Form Sales Area and First Floor Mezzanine Sales
Site Extending to 0.1 Acres with Space for 6 Cars

Available To Let Leasehold on FRI Terms
£15,000 per annum Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com



Location...

The large market town of Boston has a population in excess of 70,000 residents and is located on the South Lincolnshire Fens approximately 115 miles to the north of London.

The town benefits from close connections to the A17, A52 and A16 trunk roads and has a railway connecting to Grantham where the London Edinburgh mainline intersects.

The town has a good sporting offering, a number of well-regarded schools, a strong retail offering, large hospital, port and twice weekly market.

Haltoft End is a hamlet forming part of the village of Freiston approximately 5 miles to the east of Boston on the A52 trunk road.

The Forge, Wainfleet Road is actually located with frontage on to Oak House Lane, close to the Castle Inn Public House.

Description...

The property comprises a steel framed clear span workshop with an internal eaves height of 5m which has been altered to provide ground and first floor offices with a kitchen and WC's.

Approximately half of the workshop has been divided by a mezzanine to provide an ad hoc first floor sales area.

Entrance Hall/Office No. 1.....3m x 3.1m, 9.5sqm
Central heating radiator.

WC

Having low level WC, sink, water heater.

Kitchen.....3.1m x 1.7m, 5.5sqm
Having a range of fitted units, stainless steel sink.

Office No. 2.....3.7m x 3.3m, 12.1sqm

Showroom Ground Floor7.8m x 8.6m, 67sqm
Ceiling height 2.5m.

Ground Floor Workshop.....9.7m x 9.2m, 90sqm
Internal eaves height 5m, concrete floor, sliding door to parking area.

Mezzanine Storage Area over Southern Workshop Section6m x 5m, 32sqm

Small Side Store.....6m x 2m, 12sqm
Stairs lead to the first floor.

Former Sales Area.....8.5m x 8m, 68sqm

Open Plan Office.....5.5m x 3.1m, 17.4sqm
Having access to a steel fire escape leading to the side of the property.

The first floor sales area extends at first floor level.

Second Storage Area.....10.2m x 2.5m, 25.5sqm

Outside...

A gated entrance leads to a tarmac parking area with space for over 6 vehicles. There is a passageway to the side of the yard leading to a staircase where there is the first-floor fire escape.



Schedule of Accommodation...

Workshops	153.0m ²	1,640ft ²
Offices	44.5m ²	480ft ²
Mezzanine Areas	100.0m ²	1,075ft ²
Site Area	470.0m ²	0.1 acres

Tenure...

The property is available by way of a new Full Repairing and Insuring Lease. A deposit will be held by the landlord equivalent to a quarter year rent. An insurance rent contribution will also be levied.

The tenant will be responsible for a contribution towards the landlord's reasonable legal fees paid quarterly in advance.

Outgoings...

The property has a Rateable Value of £11,500. Full details are available on request.

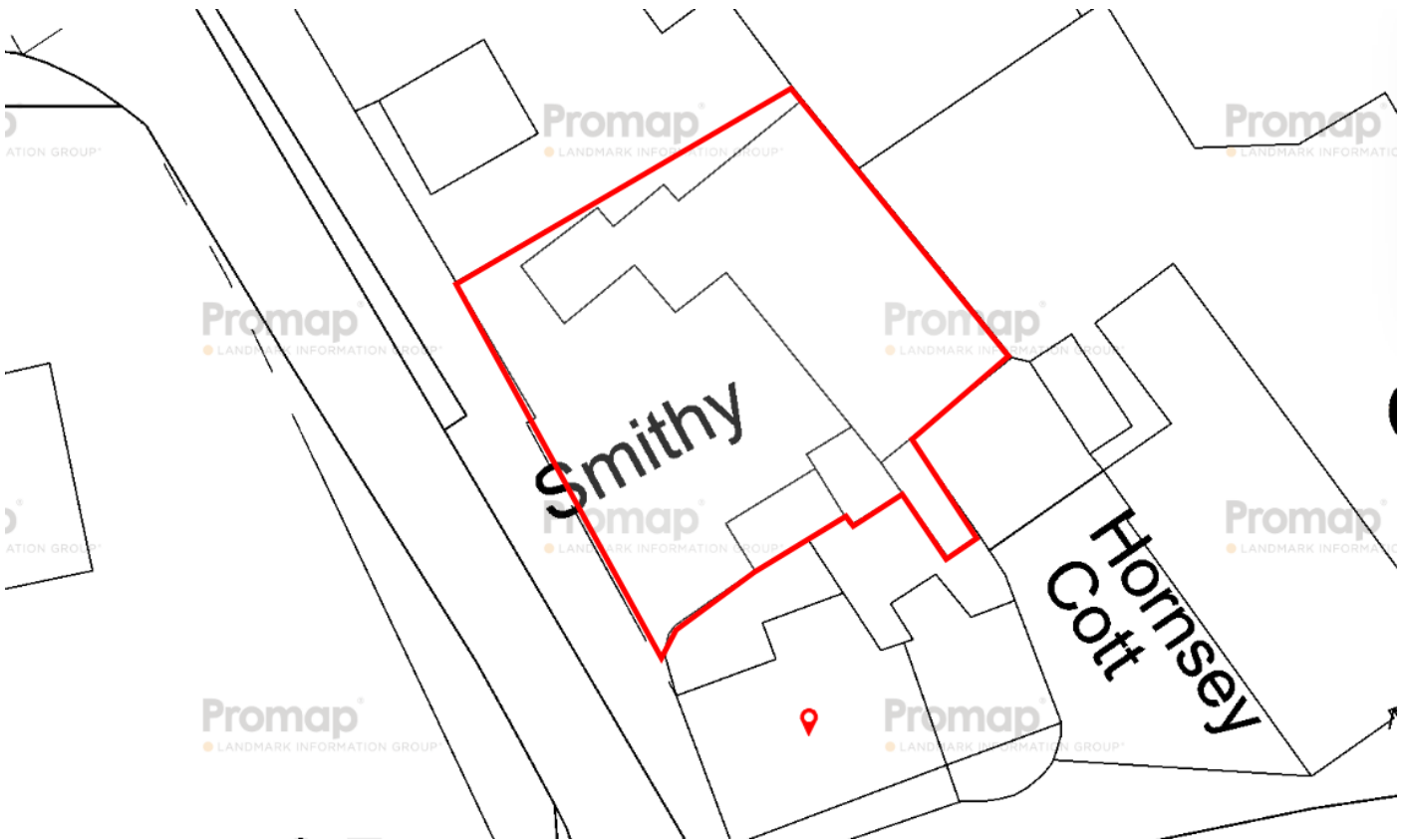
EPC...

The property has an Energy Performance Asset Rating E111. Full details are available on request.

Viewing...

All viewings are to be made by appointment through the agent. Poyntons Consultancy.
sales@poyntons.com | poyntons.com





Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded. **Money Laundering Regulations:** Prospective purchasers will be asked to produce identification at a later stage.

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com

