

# Freehold Land Suitable for Industrial Development For Sale Subject to Statutory Consents

Land Off Marsh Lane | Riverside Ind Estate | Boston | Lincolnshire | PE21 7FP



Sketch Scheme Completed Showing 3,810sqm, 41,000sqft of Industrial Trade Counter Units

Land Extending to 3.6 acres, 1.46 Hectares Available on Conditional or Non-Conditional Basis

For Sale Freehold with Vacant Possession  
£300,000 Subject to Contract

**poyntons** consultancy

PROPERTY MARKETING SPECIALISTS

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**RICS**

## Location...

The South Lincolnshire market town of Boston is located on the Fens approximately 115 miles to the north of London and has a population of around 83,000 residents and is known to be one of the fastest growing towns in the East Midlands.

The town is well known for the famous Boston Stump, a cathedral size parish church, the largest in England, a twice weekly market, operational port, large hospital with a strong retail and good sporting offerings.

The property is located to the Southeast of the town close to a number of successful residential developments such as The Quadrant and other schemes by Jelson Homes, Cyden Homes and Ashwood Homes.

The new Boston Football Stadium is located approximately 1 mile to the west along with a number of developments including a successful residential development with roadside services and commercial activity known as The Quadrant.

The site is located to the south of Marsh Lane sharing an access with Motor Parts Direct and Parkinson Harness Technology.

## The Scheme...

The land comprises a rectangular area extending to 3.6 acres, 1.46 hectares in total.

Plans completed by Clive Wicks Architects of Sleaford showing an arrangement of terraced units suitable for trade counter for light industrial use.

The design is shown on this brochure and incorporates four rows of terraced units in 4's and 5's.

Each unit extending to provide 2,280sqft, 211sqm of accommodation having 6m internal eaves height, roller shutter doors, insulated cladding panels, kitchenette, office and WC.

The scheme shows HGV turning, 18 additional parking spaces with an average of 3 spaces per unit allocated on the estate which features tree lined western and southern boundaries.

## Schedule of Accommodation – Proposed Scheme, Riverside Ind Est

	GIA	GIA
Units 1-18	211.8sqm	2,278sqft
Total	3,810sqm	41,000sqft

## Tenure...

The site is available Freehold with Vacant Possession, offers will be entertained on a conditional basis subject to planning and also on an unconditional basis with full rights for access and services from Marsh Lane to the north.

Please contact the agent for further details.

## Viewing...

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

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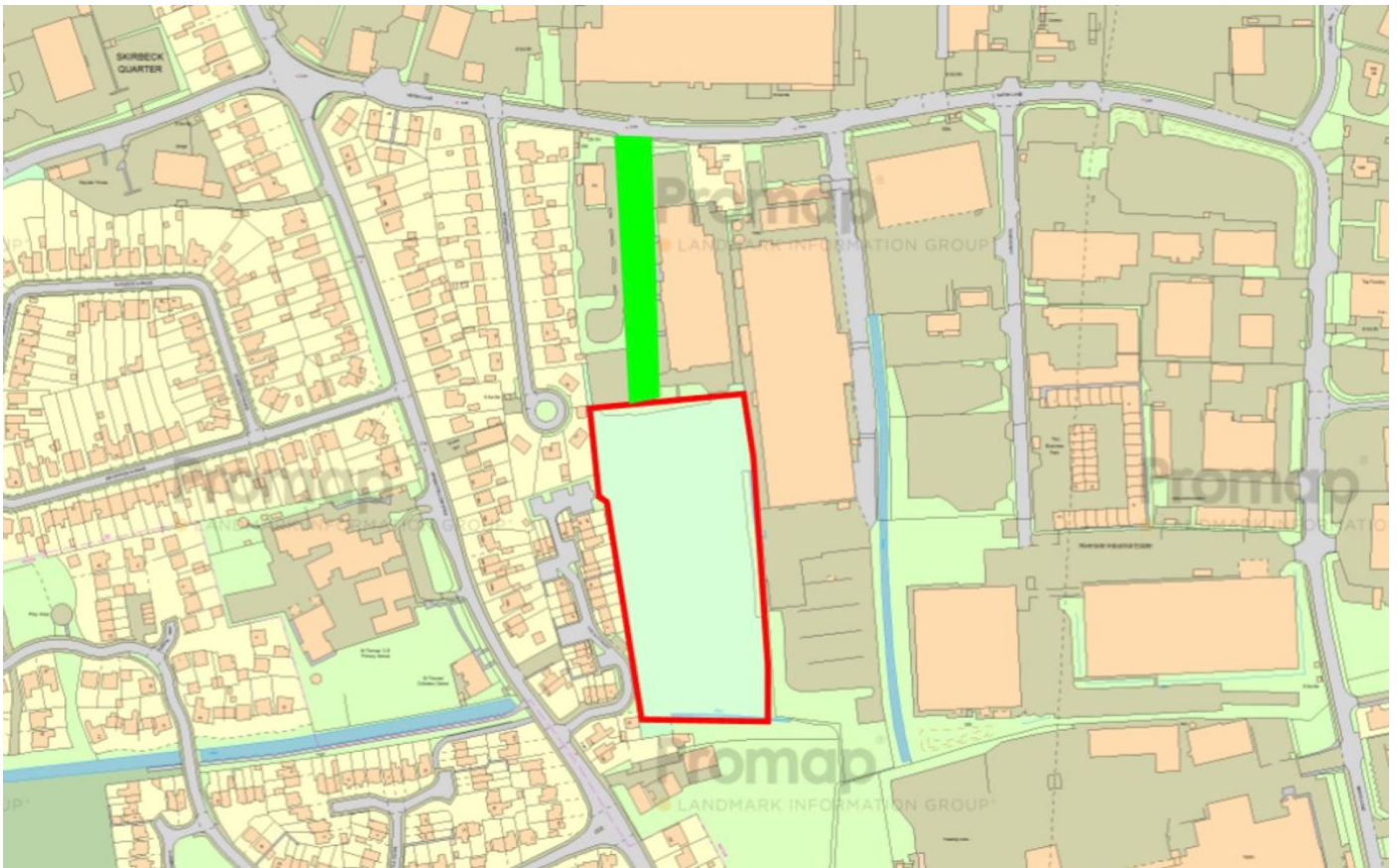
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