

Due to Relocation
Modern Production Facility/Warehouse Available Q2 2025
Extending to 1,650sqm, 17,760sqft

Rear Unit | Marsh Lane | Riverside Ind Est | Boston | Lincolnshire | PE21 7FP



Accommodation Extending to Provide 1,650sqm, 17,760sqft with Additional Offices, Parking and External Storage

Available To Let Leasehold on FRI Terms – Q2 2025
£85,000 per annum plus VAT Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

The market town of Boston is located on the South Lincolnshire Fens approximately 115 miles to the north of London and has a population of around 73,000 residents with a strong retail offering, good sporting facilities, a number of well-regarded schools, twice weekly market and port.

The property is located on the south side of the town close to the entrance with the A16 trunk road connecting Boston to Peterborough which is 35 miles to the south-west.

The building is located on the main Riverside Industrial Estate off Marsh Lane adjoining a Motor Factors.

A shared access leads to the unit.

Description...

Modern production facility with ground and first floor offices, mezzanine storage and 5m internal eaves height.

Accommodation...

Main Reception Area
Open Plan Office.....90sqm, 970sqft
4 Individual Offices
WCs
Canteen Area

First Floor
4 Individual Offices
Kitchenette
WCs

Mezzanine Storage
Over Canteen and WCs Est.....480sqm, 5,100sqft

Main Production Area.....1,195sqm, 12,860sqft
Having an Internal Eaves Height of 5m, level concrete floors, loading doors.



Schedule of Accommodation...

| Rear Unit Marsh Lane | | |
|------------------------------------|---------------------|-----------------------|
| Production | 1,195m ² | 12,860ft ² |
| Ground and First Floor Offices Net | 274m ² | 2,950ft ² |
| Canteen | 140m ² | 1,510ft ² |
| First Floor Mezzanine Storage | 480m ² | 5,100ft ² |
| Building Footprint | 1,650m ² | 17,760ft ² |
| Site Area | 0.38 ha | 0.95 acres |

Tenure...

The property is available by way of a new Full Repairing and Insuring Lease with a minimum lease term of 5 years from occupation which is estimated to be Q2 2025 as the current tenants are locating to a larger facility.

Rent will be paid quarterly in advance with the tenant liable for a contribution towards the landlord's legal fees of £2,500 plus VAT.

A deposit will be held the equivalent of 3 months' rent on behalf by the landlord. Please enquire for further details.

Outgoings...

The ingoing tenant will be responsible for all outgoing relating to the property and its use.

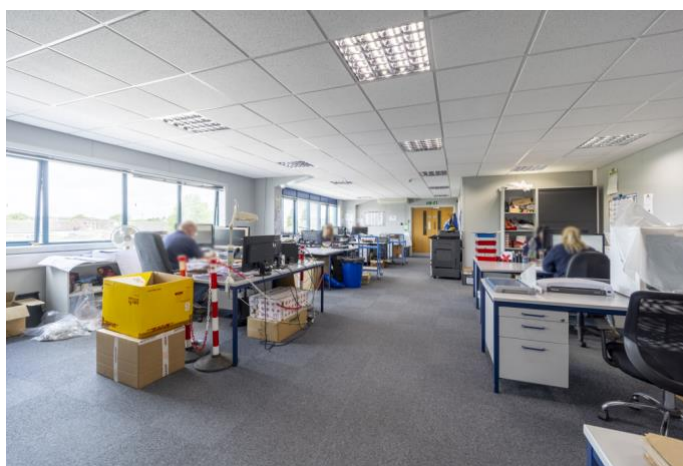
EPC...

The property has an Energy Performance Asset Rating B49. Full details are available on request.

Viewing...

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

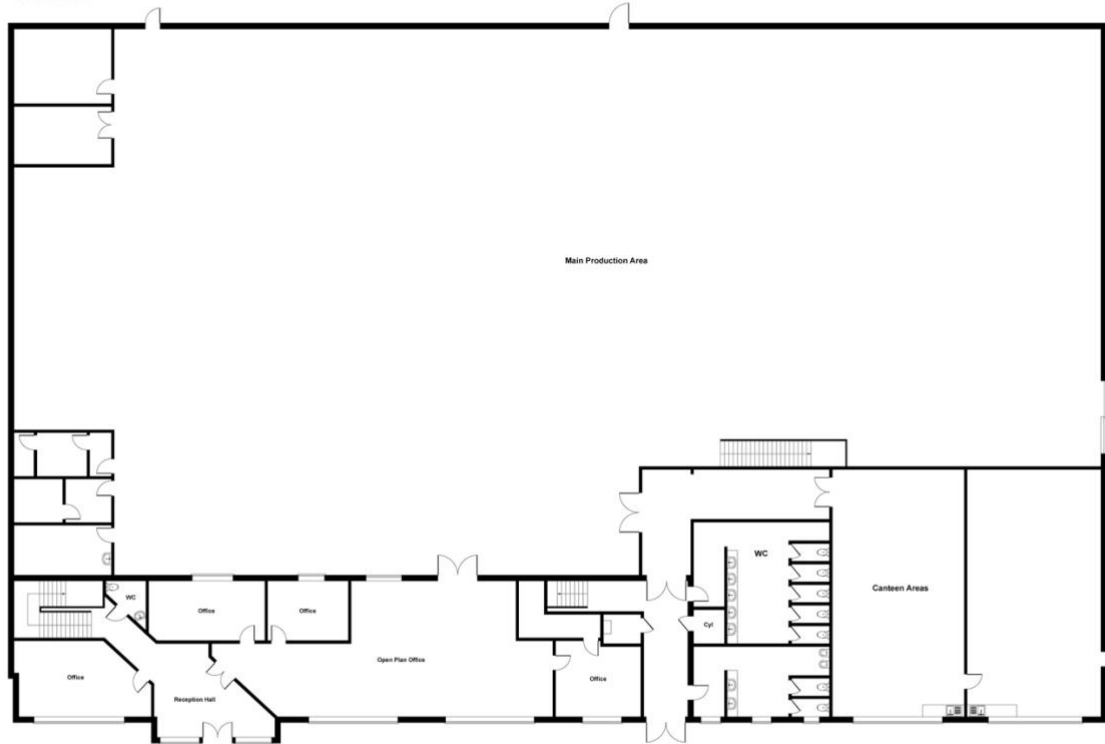
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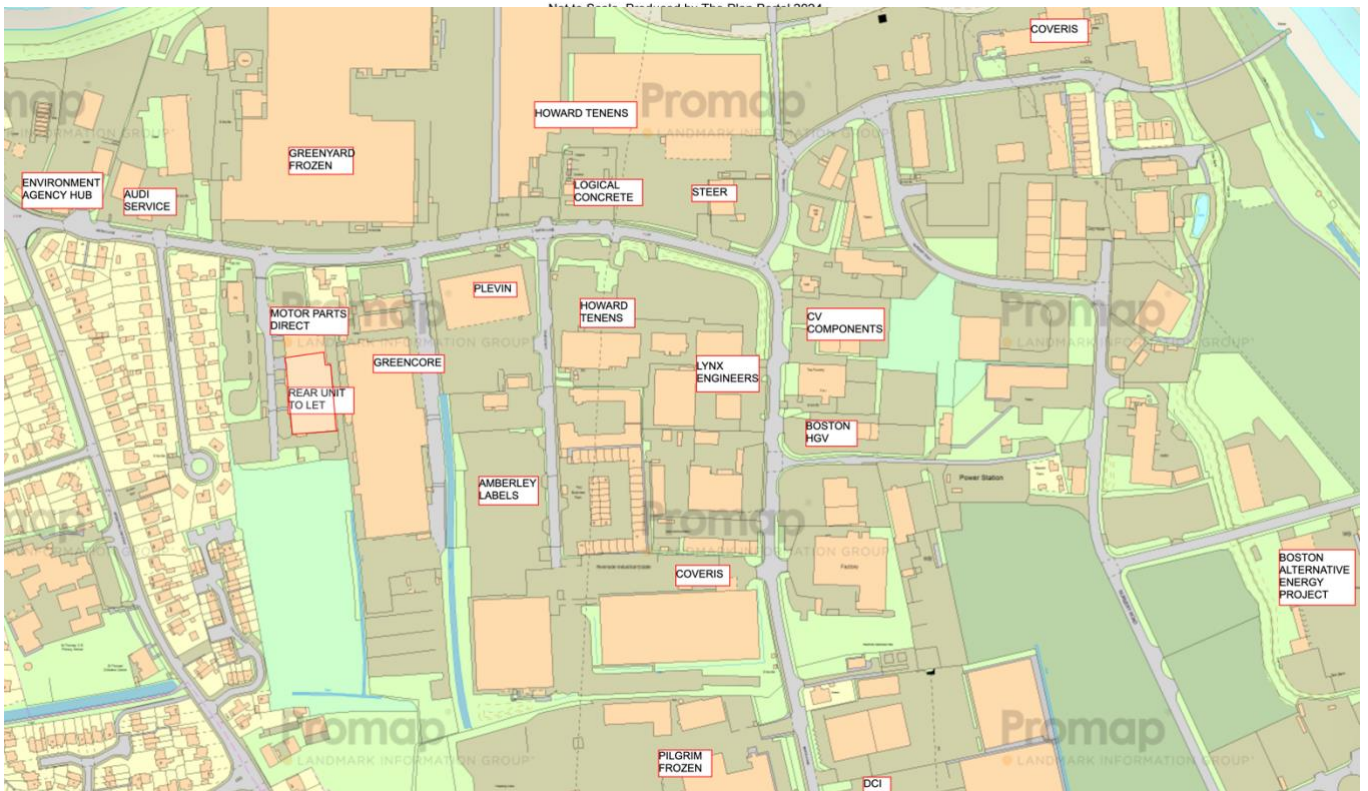
Rear Unit Marsh Lane

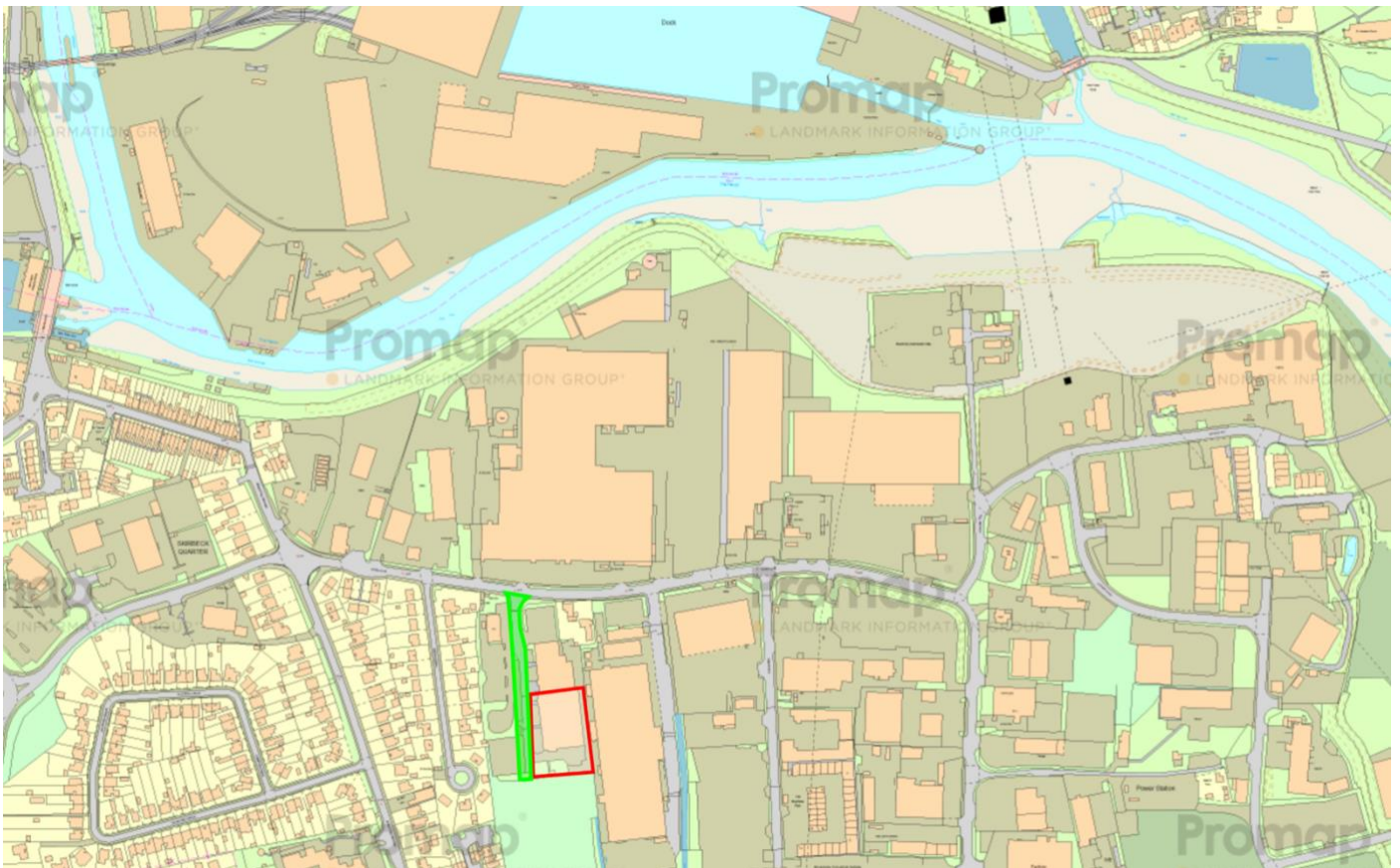


FIRST FLOOR



GROUND FLOOR





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