

Storage Site For Sale Freehold with Vacant Possession

The Salt Barn | Great Fen Road | Boardsides | Boston | Lincolnshire | PE21 7PB



Steel Framed Industrial Storage Buildings with Internal Eaves Height of 5.6m with Offices Extending to Provide over 1,705sqm, 18,345sqft of Accommodation
Currently Used for Vehicle Storage
The Site Extending to Just Over 1 acre

For Sale Freehold with Vacant Possession
£350,000 plus VAT Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

The fast-growing town of Boston is located approximately 115 miles to the north of London on the South Lincolnshire Fens.

The town has a population catchment of around 73,000 residents, strong retail, sporting and educational offering, large port and twice weekly market.

The property is located on the western side of town in an area of predominantly motor trade, commercial and industrial use. Nearby properties include a Tesco Supermarket, B&Q, Lidl as well as motor trading dealerships including Mercedes, BMW, Peugeot and Mini.

The property is located approximately 50m to the north of the Boardsides on Great Fen Road. Nearby properties also include the Dabsi International Sports Athletics Stadium, Boston Rugby Club and other industrial and commercial users.

Description...

The site comprises a steel framed structure with an internal eaves height of 5.6m in approximately 'C' shape configuration with an average depth of 15m and two storey offices.

Main Store.....50m x 17.7m, 897sqm

Mezzanine Store.....15m x 5m, 75sqm

Adjoining Workshop.....13.2m x 8.5m, 118sqm
At the southern end of the building is a two storey office block.

Ground Floor Office.....3m x 3m, 9sqm
Break Out Area
WC

First Floor Office.....9m x 4.5m, 41sqm
With viewing windows over main store.

Kitchen
Having a basic kitchen set up.

Office.....4m x 3.6m, 14.5sqm

Store Room.....3.5m x 3.5m, 12sqm

Mezzanine Store.....6.7m x 5m, 34sqm

Workshop.....12.2m x 17.8m, 218sqm

Workshop.....14.6m x 14m, 206sqm

Open Store.....13.6 x 13.6m, 269sqm

Outside...

To the front of the buildings is a secure concreted vehicle storage area with space for over 50 cars with perimeter fencing and gates.



Schedule of Accommodation...

Steel Framed Buildings 5.6m eaves	1,624m ²	17,480ft ²
Offices (net)	80.5m ²	865ft ²
Total	1,705m ²	18,345ft ²
Mezzanine Storage	109m ²	1,175ft ²
Site Area	0.24 ha	1 acre

Tenure...

It is believed that mains electricity and water are connected to the property but have not been tested.

Outgoings...

The property has a Rateable Value of £43,250.

Viewing...

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

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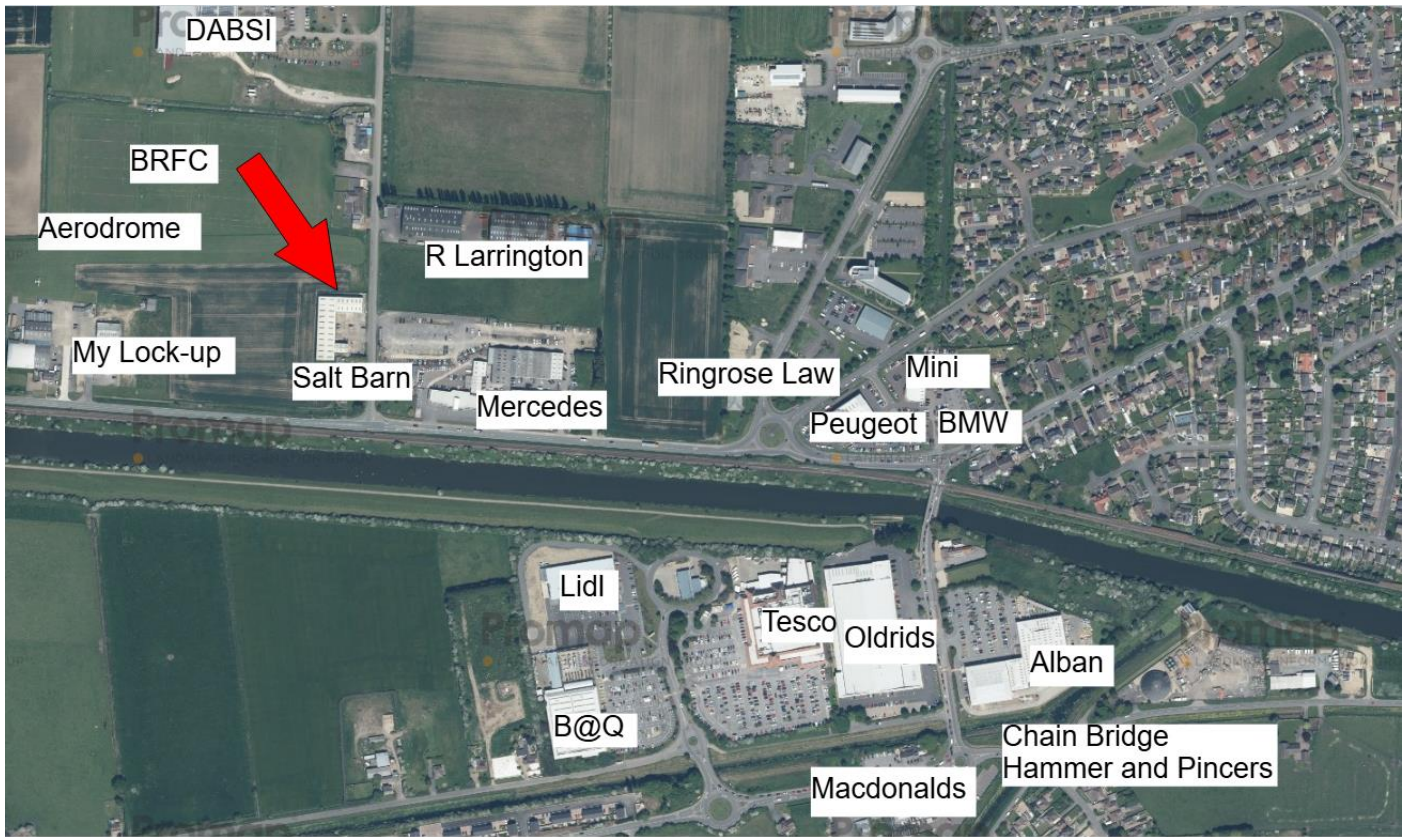


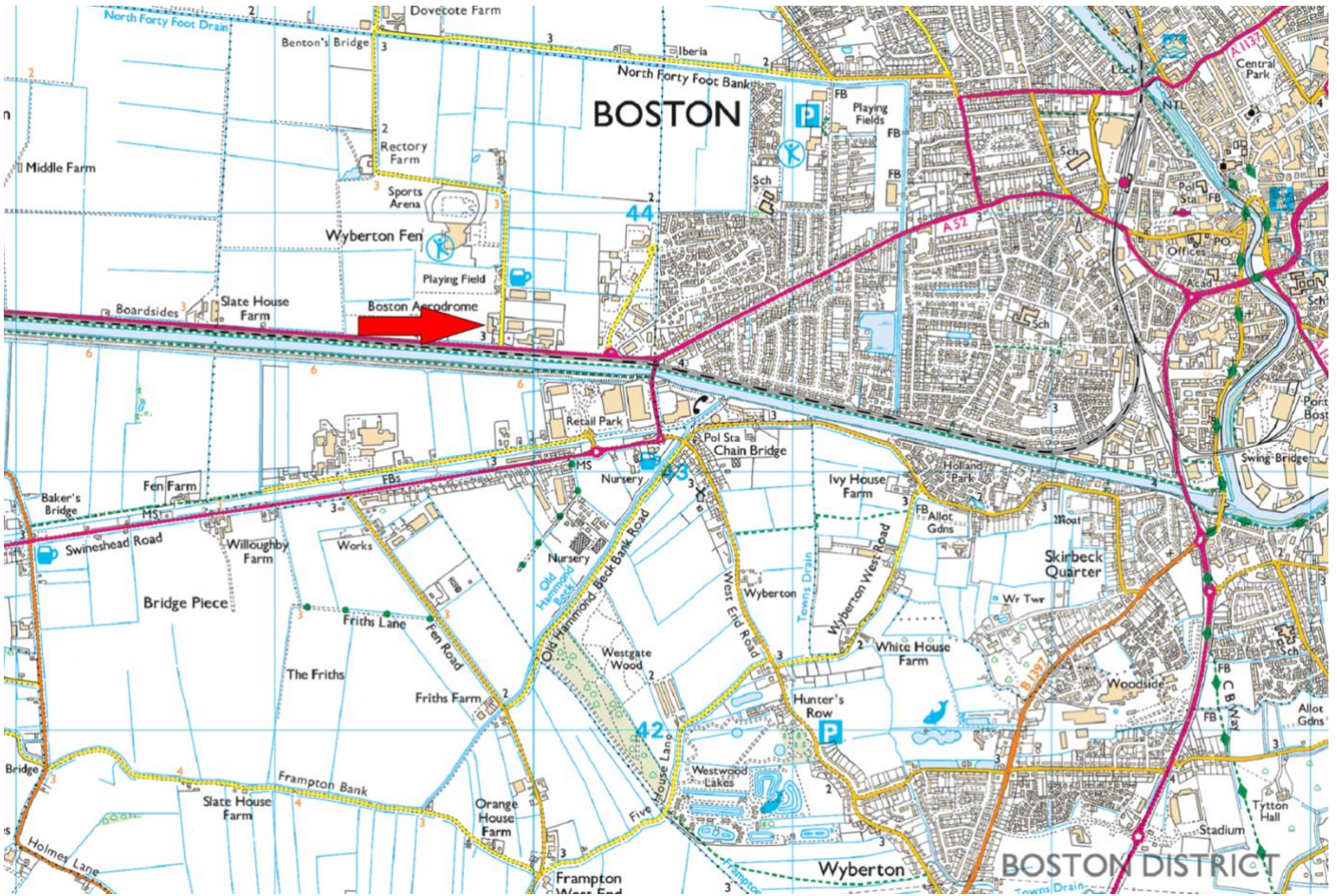
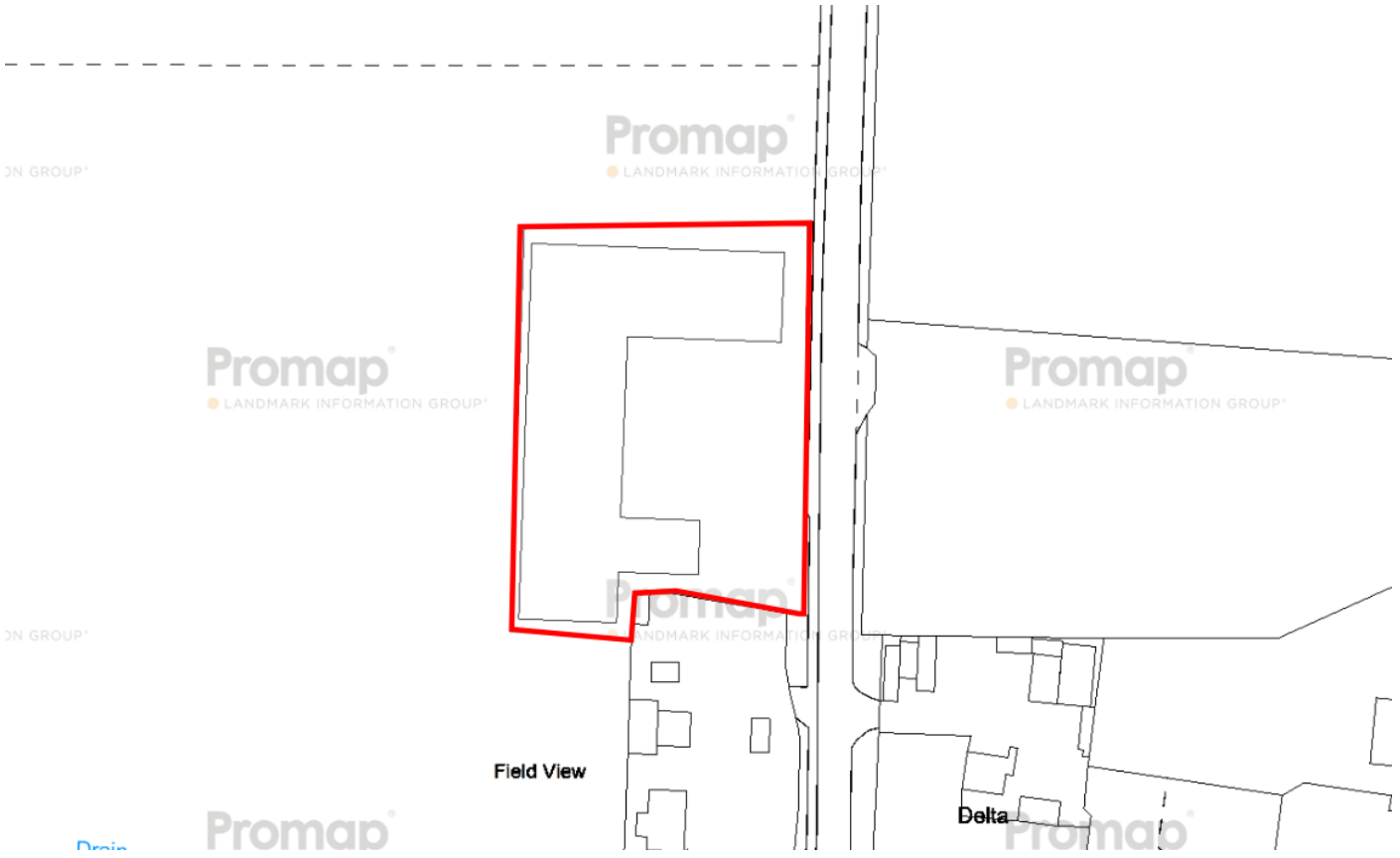
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