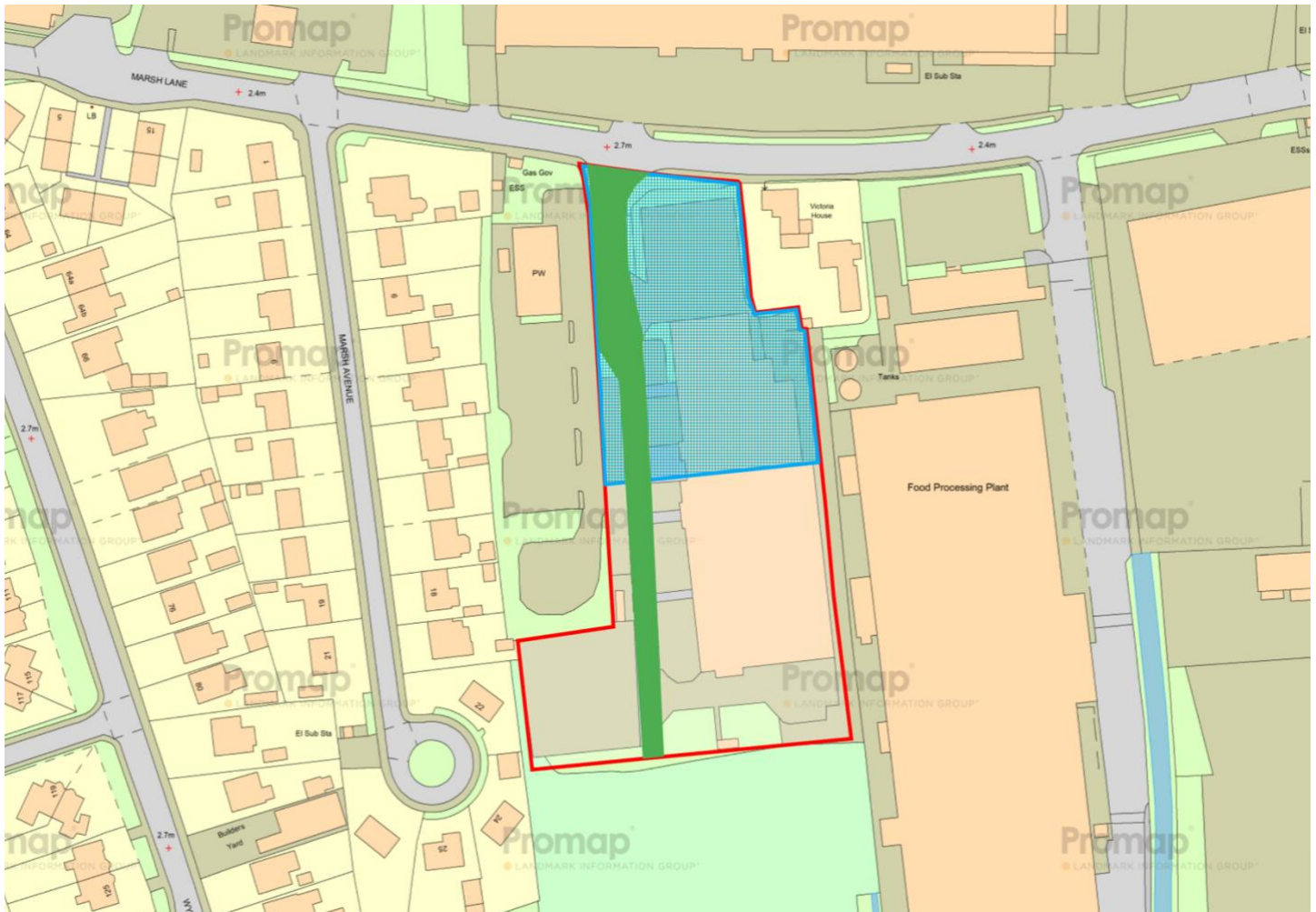


# 29,000sqft of High Quality Steel Warehouse Buildings, on a Site of 2.17 Acres - Part Let and Part Vacant

Units off Marsh Lane Industrial Estate | Boston | Lincolnshire | PE21 7FP



2 Large Modern Units For Sale Freehold With Vacant Possession of Rear Part  
Front Let to Motor Parts Direct Limited at £85,000 pa, ERV £160,000 pa  
Parking and Potential for Development

For Sale Freehold with Vacant Possession of Part  
£2 million plus VAT Subject to Contract

## 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, a strong retail offering, good sporting facilities, a number of well-regarded schools, twice weekly market and a port.

The property is located to the south of the town on the Marsh Lane Industrial Estate close to the entrance with the main A16 trunk road connecting Boston to Peterborough and the A1 trunk road.

The site is located on the main Riverside Industrial Estate off Marsh Lane.

## Description...

The site comprises modern industrial warehouse buildings with parking and undeveloped parcels of land.

The building comprises 2 units, the front unit is let to Motor Parts Direct on Full Repairing and Insuring terms on a 10-year lease dated April 2022.

The rear unit being let to C F Parkinson Technology who are expanding and will vacate the building at the end of Q1 2025.

### Front Unit - Motor Parts Direct

This is a steel framed building with a customer reception area, production space and offices with retail shop, production storage area.

### Schedule of Accommodation

Production Storage Area	944m <sup>2</sup>	10,160ft <sup>2</sup>
Ancillary Accommodation	25m <sup>2</sup>	270ft <sup>2</sup>
Offices Net	44m <sup>2</sup>	475ft <sup>2</sup>
Total	1,014m <sup>2</sup>	10,900ft <sup>2</sup>

### Rear Unit – C F Parkinson

This comprises a modern production facility with offices, steel framed construction.

### Schedule of Accommodation

Production Storage Area	1,195m <sup>2</sup>	12,816ft <sup>2</sup>
Canteen	140m <sup>2</sup>	1,510ft <sup>2</sup>
Offices Net	274m <sup>2</sup>	2,950ft <sup>2</sup>
Mezzanine Storage	482m <sup>2</sup>	5,185ft <sup>2</sup>
Footprint	1,650m <sup>2</sup>	17,760ft <sup>2</sup>

The site extends to 2.17 acres and includes undeveloped parcels and parking with a communal road leading to the rear.



## Tenure...

The property is available freehold subject to an occupational lease by Motor Parts Direct Limited and the remains of the occupancy of C F Parkinson who are hoping to vacate the site at the end of Q1 2025. The passing rent is £85,000 pa with an ERV of £160,000 pa excluding the potential income for the additional land.

## EPC...

Where required, EPCs will be available on request.

## Agents Note...

Additional land extending to a further 3 acres is available to the rear of the site by separate negotiation. Please enquire for further information.

## Viewing...

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



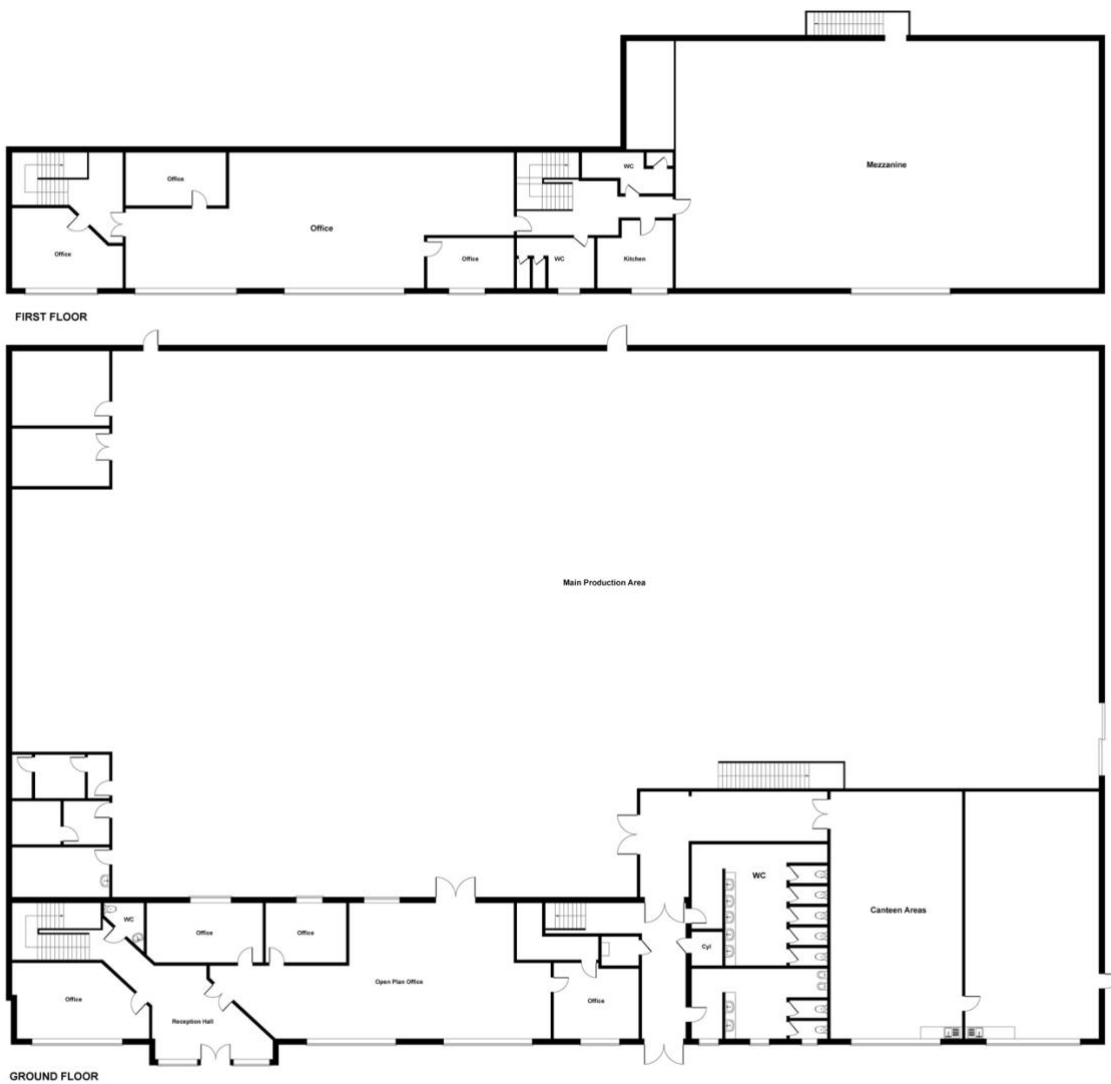
**poyntons consultancy**

PROPERTY MARKETING SPECIALISTS

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

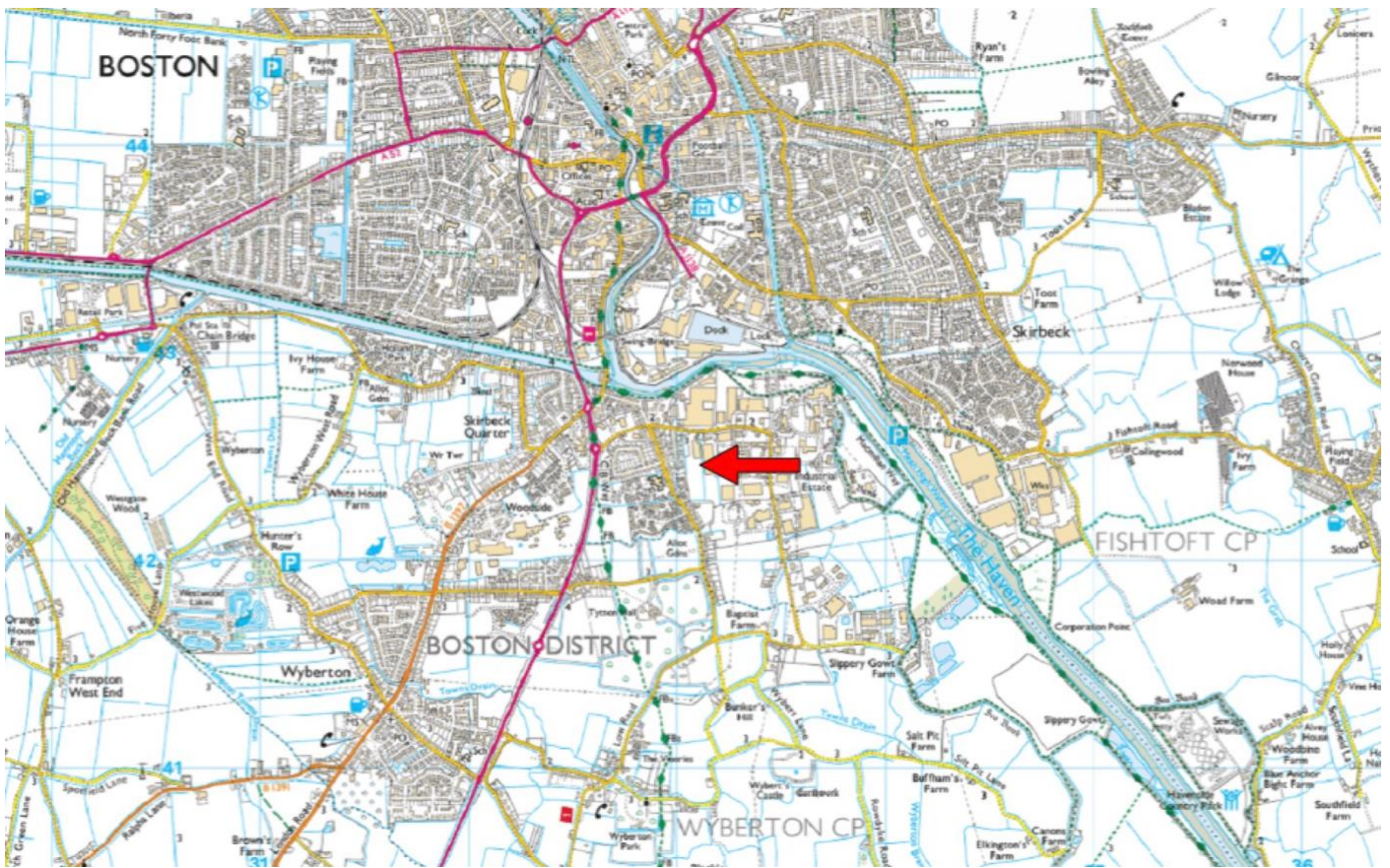


### Rear Unit Marsh Lane



Not to Scale. Produced by The Plan Portal 2024  
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**RICS**