

# Business Units For Sale Freehold with Vacant Possession with Planning For Further Development on Popular Business Park

Units 1-4, Plots 9-12 Endeavour Way | Boston | Lincolnshire | PE21 7TW



Partially Completed Business Park on 0.77 Acre, 0.3 hectare Plot  
4 Modern Units Constructed in 2020 Currently Combined as One Totalling  
608sqm, 6,545sqft of Accommodation  
Available for Re-letting or Sub-Division, Previously Used as a Gymnasium  
Planning Permission to Extending Built Area to 1,108sqm, 11,930sqft

For Sale Freehold with Vacant Possession  
£500,000 Subject to Contract

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

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



## Location...

The bustling market town of Boston has a population of approximately 80,000 residents and is located 35 miles to the south-east of Lincoln, 35 miles to the north-east of Peterborough, 35 miles to the west of King's Lynn.

The town has a main train line link to Grantham with the Main Coast Railway Line linking King's Cross to Edinburgh.

The site is located on the west side of town on the main vehicular entrance with nearby properties including Tesco, BMW, Peugeot and Mercedes dealerships, Longhurst Housing Association, B&Q, Lidl, B&M, Dunelm and a number of other major businesses including Starbucks and McDonald Drive-Thru's.

The site is located at the northern end of Endeavour Park.

## Description...

The site available for sale extends to 0.77 acres in total with vacant units as detailed below. Less than 50% of the site has been developed and planning permission is in place for the construction of additional units. Units 5-7 and Plot 8 have been sold off prior.

## Accommodation...

The built property comprises a steel framed terrace of units with an Internal Eaves Height of 6.2m.

The front of the properties are glazed, the original design of the units was for individual with a footplate of 100sqm.

The property was subsequently let as a gymnasium which is now being sold vacant.

It is considered possible that the property could be let individually as it is or alternatively could sub-divided to create 4 smaller units which could have a Gross Internal Floor Area of 200sqm each on 2 floors, giving a total built area including mezzanine of 800sqm, 8,520sqft.

To the front of each unit are a number of allocated parking spaces.

## Development...

Planning Consent B/19/0222 was granted for the units including 4 additional unbuilt units to the north of the site comprising Units 9, 10, 11 and 12.

The unconstructed units extend to provide 3 single storey units of 100sqm each and a 200sqm two storey unit totalling 500sqm, 4,385sqft of new accommodation in total.

Copies of this planning consent are available on request.

## Schedule of Accommodation – Built Units

	GIFA	
Units 1-4 Footprint	405sqm	4,360sqft
First Floor Mezzanine and Ancillary Accommodation	203sqm	2,185sqft
Total GIFA - Built	608sqm	6,545sqft
As per B/19/0222 - Consented		
Unit 9	100sqm	1,065sqft
Unit 10	100sqm	1,065sqft
Unit 11	100sqm	1,065sqft
Unit 12 - 2 storey	200sqm	2,150sqft
Total GIFA - Consented	500sqm	5,385sqft
Total Accommodation	1,108sqm	11,930sqft

## Service Charge...

The purchaser will own the freehold of the property and management company, there being a service charge to Units 5-7 to cover the cost of communal areas and any other shared services. Please enquire for further details.

## Tenure...

The property is available freehold with Vacant Possession.

## EPC...

The units have an Energy Performance Asset Rating B40. Full details are available on request.

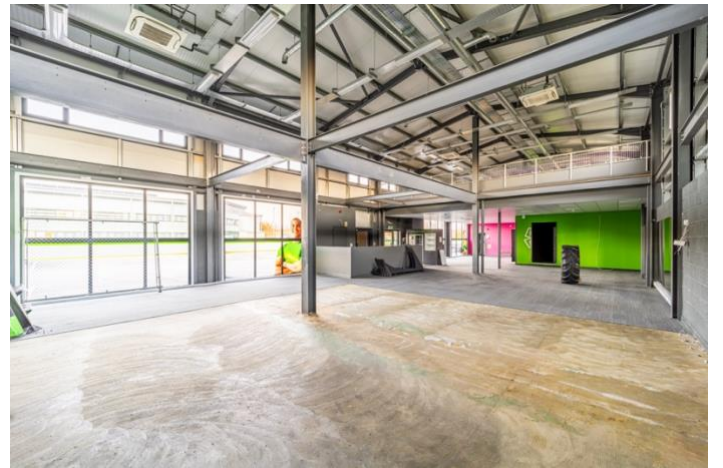
## Viewing...

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

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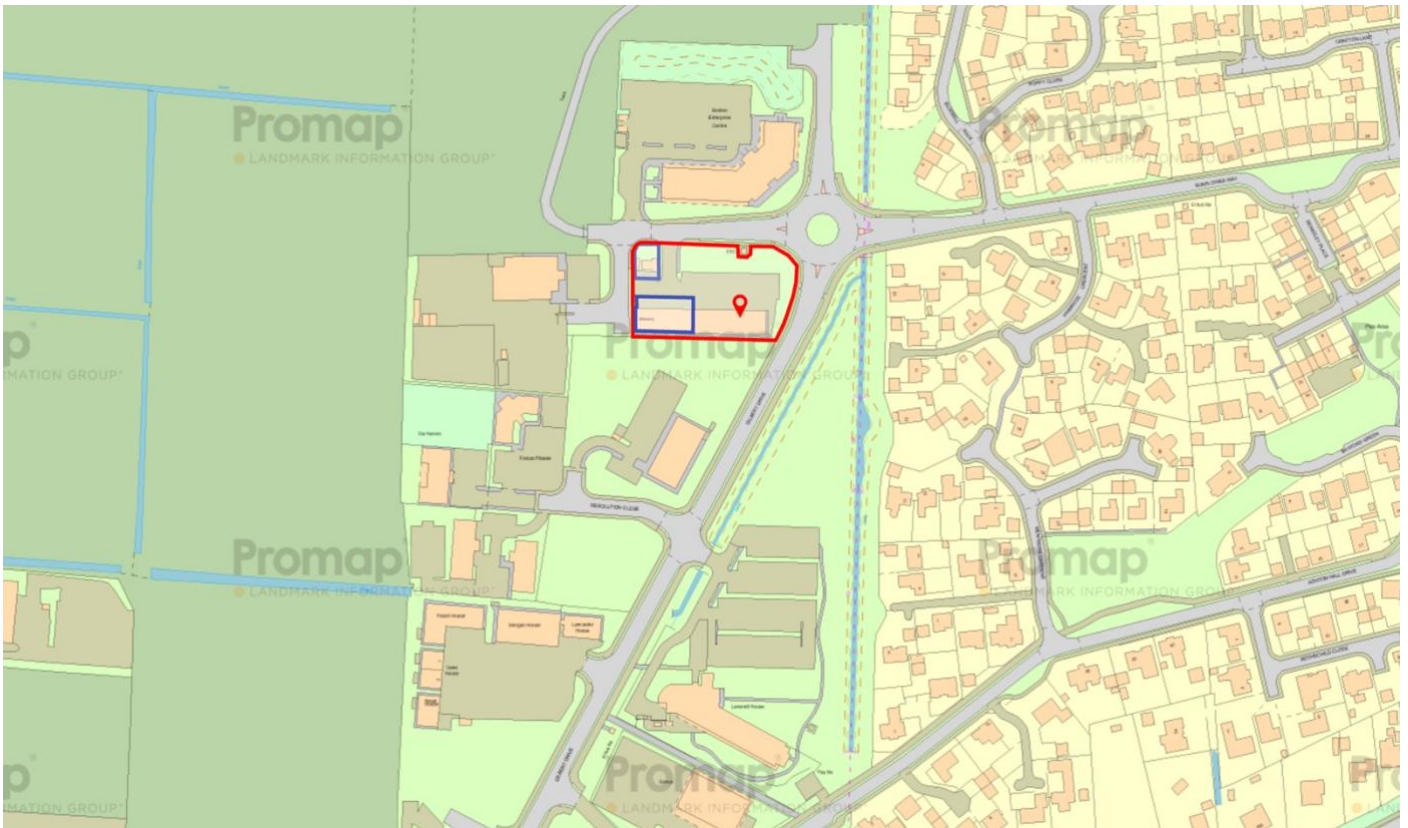




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