

# Modern Production Facility/Warehouse Extending to 1,650sqm, 17,760sqft, Available Immediately

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



Accommodation Extending to Provide 1,195sqm, 12,860sqft Clear Span Space with 274sqm, 2,950sqft Offices, 480sqm, 5,100sqft Mezzanine Storage, Parking and External Storage Space

Available To Let Leasehold on FRI Terms  
£72,500 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 <sup>2</sup>	12,860ft <sup>2</sup>
Ground and First Floor Offices Net	274m <sup>2</sup>	2,950ft <sup>2</sup>
Canteen	140m <sup>2</sup>	1,510ft <sup>2</sup>
First Floor Mezzanine Storage	480m <sup>2</sup>	5,100ft <sup>2</sup>
Building Footprint	1,650m <sup>2</sup>	17,760ft <sup>2</sup>
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.

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.

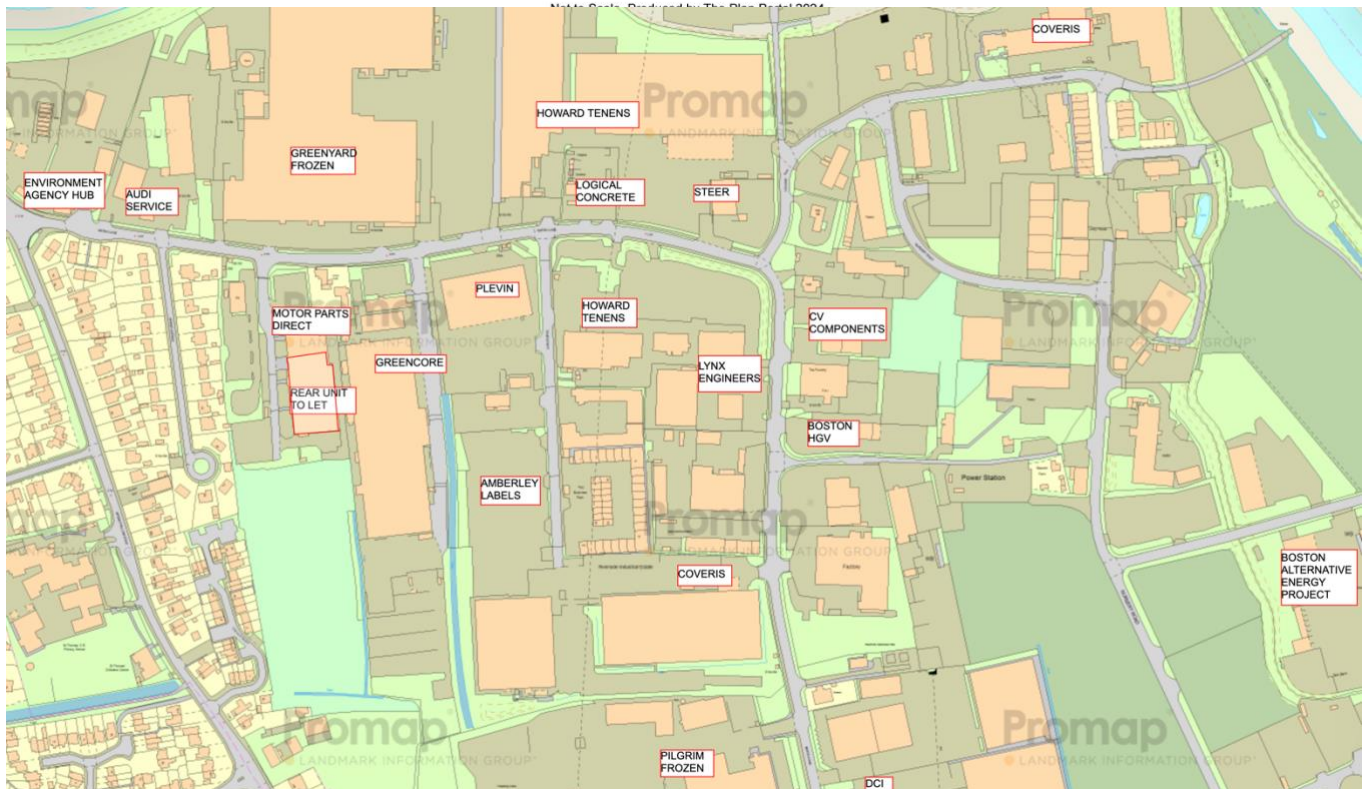
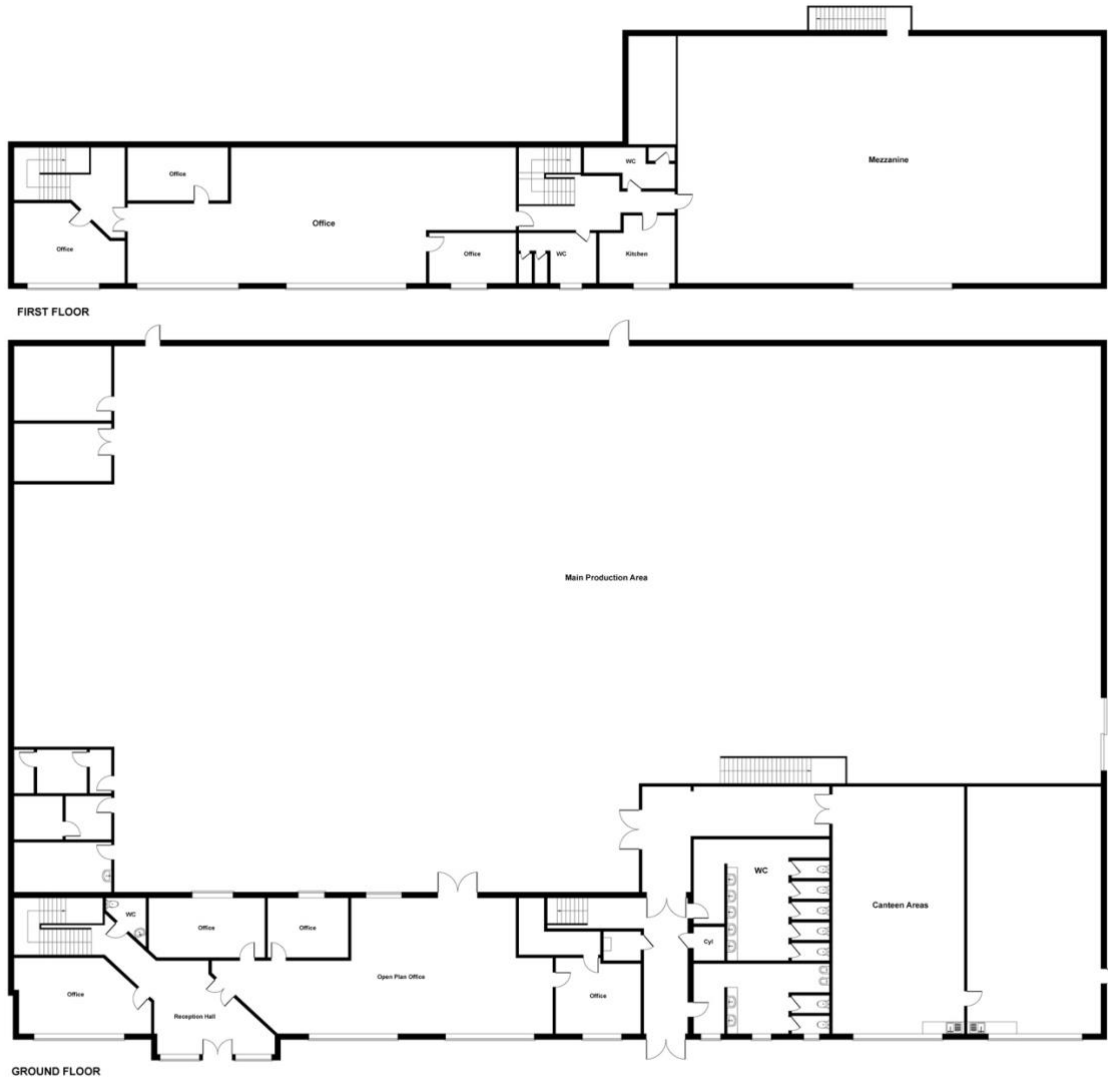
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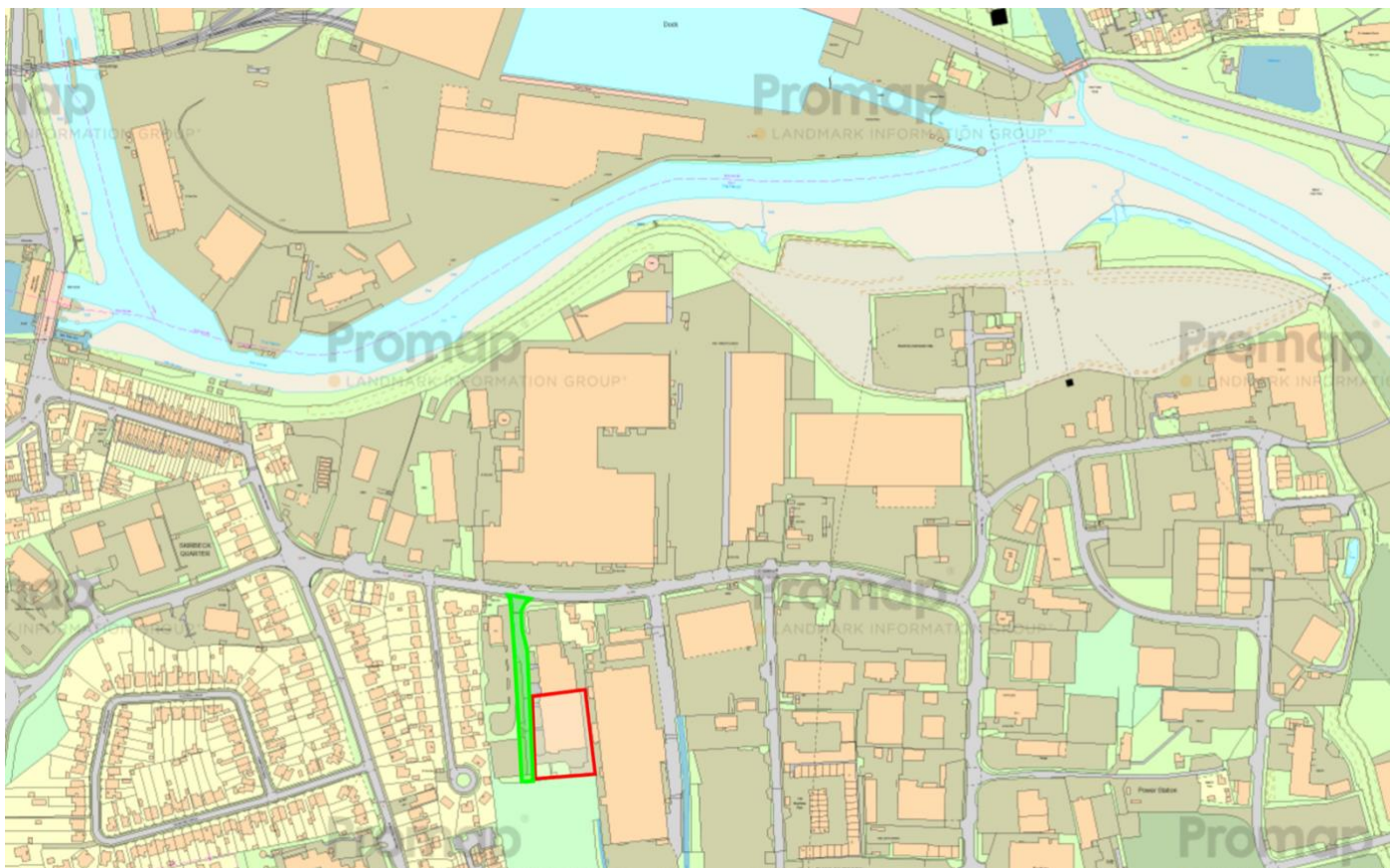




## Rear Unit Marsh Lane







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