

LAST UNIT REMAINING

Modern High Tech Light Industrial Trade Counter
Business Unit To Let Leasehold, Available Immediately

Avalon Business Park | Avalon Road | Kirton | Boston | Lincolnshire | PE20 1QR



Superb Quality High Spec Unit Available on FRI Terms
Accommodation Extending to 137sqm, 1,475sqft
Unit Includes Glazed Trade Counter Frontage, Office, WCs, Kitchenette, 6m
Internal Eaves Height, Roller Shutter Doors, Floated Concrete Floors, 3 Phase
Metered Supply, EV Charging Point, Broadband Ducting, Parking

Available on Full Repairing and Insuring Terms Immediately
£14,750 per annum plus VAT Subject to Contract

poyntons consultancy

PROPERTY MARKETING SPECIALISTS

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Location...

The rapidly expanding town and village of Kirton and Boston located on the South Lincolnshire Fens approximately 115 miles to the north of London.

Kirton is well located with road access on the A16 trunk roads and close to the A17 trunk road and A52 trunk road giving good access to the Midlands, East Anglia and the North.

Boston has a population of approximately 83,000 residents, strong retail, sporting and leisure offering, large hospital and port, twice weekly market and a history going back to the 10th Century with associations with the Hanseatic League.

Avalon Business Park is located on Avalon Way with direct access on to the A16 trunk road. Other occupiers include Sports Bike Direct, Duckworth Landrover, Trade Windows and other business parks.

Accommodation...

Avalon Business Park comprises 2 rows of units, located directly behind Duckworth Landrover. Unit 11 extends to provide a minimum of 137sqm, 1,475sqft of accommodation. The front of the business park having an area of landscaping with gated access.

Description...

Unit 11 extends to approximately 137sqm, 1,475sqft with an internal eaves height average of 6m.

Partitioned Office.....3.6m x 2.8m

Disabled WC

Small Kitchenette.....2.2m x 2m

The space benefits from high levels of thermal insulation, 3 Phase metered electric, metered water, BT Broadband ducted with 35Mb download speeds available, insulated roller shutter doors, EV charging point and a parking allocation of 2 spaces with a loading area at the front, with an additional 3 spaces per unit at the rear located around the HGV turning area.

Terms...

The unit is available immediately.

The minimum term will be 5 years, rent review at Year 3 to market rent.

Incoming tenant will be required to contribute a minimum of £750 plus VAT towards the landlord's reasonable legal expenses with regards to the preparation of the lease.

Rent will be paid quarterly or monthly in advance, a deposit will be held by the landlord the equivalent of a quarter of a year's rent.

A service charge will be levied to cover the costs of servicing communal areas. This is to be reviewed annually.

The tenant will be required to pay an annual insurance rent to cover their apportionment of building insurance calculated on a square footage basis.

Outgoings...

The unit is currently awaiting assessment for Business Rates by the VOA. It is anticipated that qualifying businesses may be able to claim 100% relief. Otherwise, these will be the responsibility of the tenant along with any utilities.

EPC...

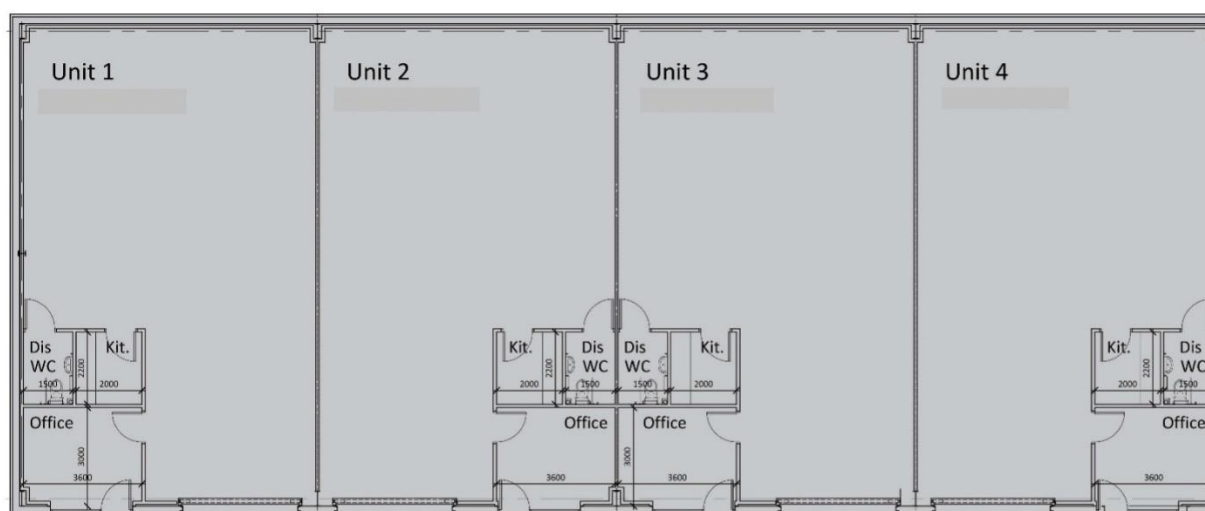
The newly built units will have a SAP Rating which will be confirmed.

Viewing...

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

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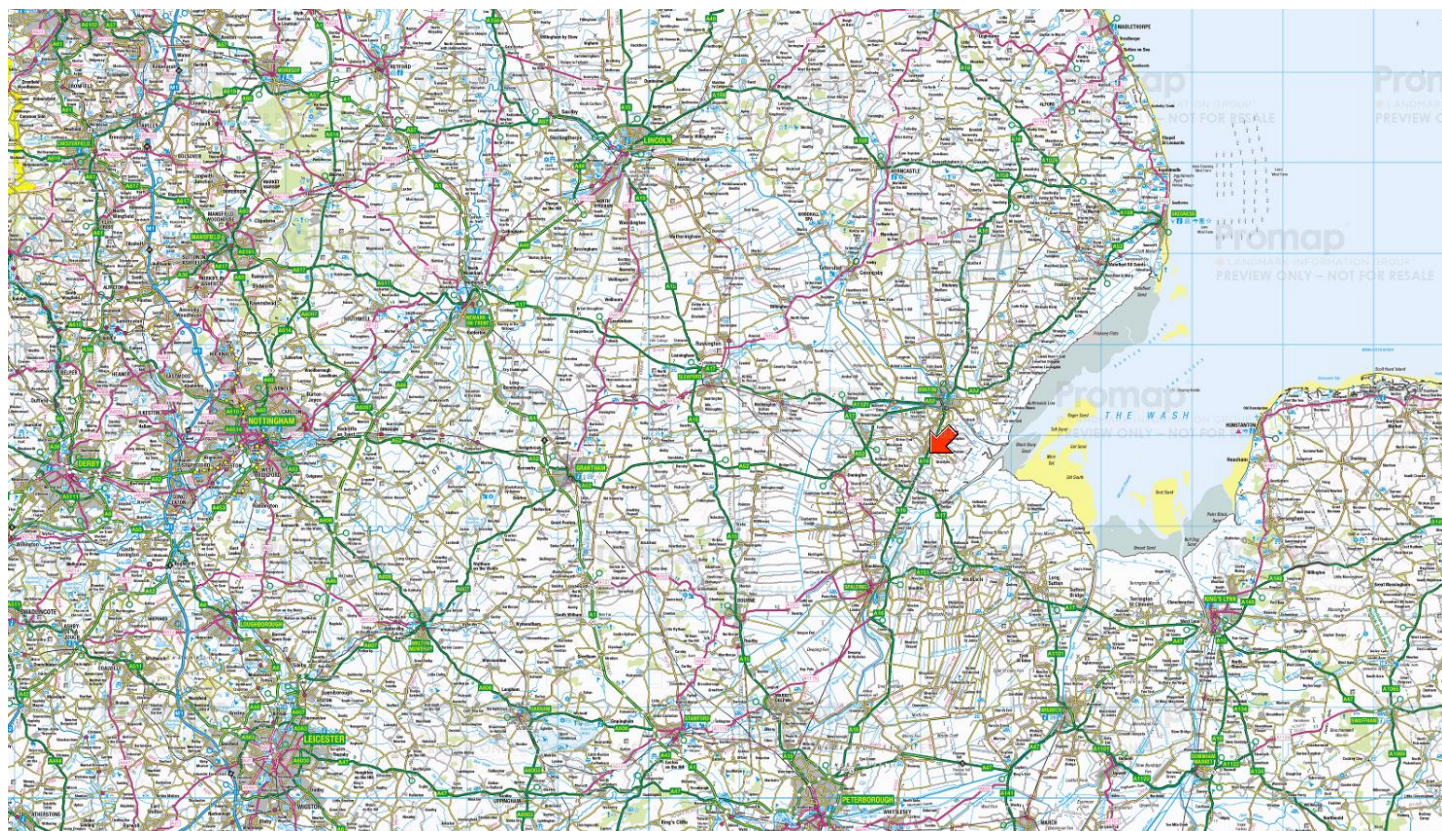




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