

Prominently Located Motor Vehicle Repair Unit with Storage Yard Available To Let Immediately Due to Relocation

Unit and Yard | Marsh Lane | Boston | Lincolnshire | PE21 7RP



Modern High Eaves Workshops on 0.25 ha, 0.63 acre Site with HGV Parking
Workshop Extending to 335sqm, 3,600sqft with 5.5m Internal Eaves
91sqm, 980sqft Storage and Wash-Down Buildings
Additional 53.7sqm, 580sqft of Offices

Available To Let Leasehold on New FRI Terms
£30,000 per annum plus VAT Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

The busy market town of Boston has a population of approximately 68,000 residents and is located approximately 115 miles to the north of London.

Road links comprise the A52 and A15 trunk road with the A16 trunk road running nearby.

The property is located to the south of the town centre on an established Business Park with nearby neighbours including Howard Tenens, Greenyard Frozen, Greencore, Audi, Honda, Coveris and other national occupiers.

Accommodation...

Main Vehicle Workshop.....23m x 14.6m, 335sqm
Roller shutter door, 5.5m IEH.
Rear Storage Area.....13m x 3m and 5m x 3m, 54sqm

A separate customer side entrance gives access to:
Reception Area.....5m x 3m, 15sqm
With electric heater.
Office.....9.4m x 3m, 28.2sqm
WCs
Kitchen.....3.6m x 2.9m, 10.4sqm

Outside...

Open Wash-Down Shed.....6.7m x 5.2m, 36sqm
With drained floor.

The site is set to concrete and tarmacadam and is laid out to provide approximately 50 car parking spaces with a secure fenced perimeter.

Schedule of Accommodation...

Workshop and Stores Internal Floor Area	335sqm	3,600sqft
Offices	53.7sqm	580sqft
Storage and Wash Down Areas	91sqm	980sqft
Total GIFA	479sqm	5,160sqft



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; buildings insurance will be re-charged annually.

A deposit will be held the equivalent of 3 months' rent on behalf by the landlord.

The incoming tenant will be expected to contribute towards the legal fees relating to the preparation of the lease to a maximum of £1,000 plus VAT.

Services...

The property benefits from main services including gas and currently has installed a warm air gas blow heating system in the main workshops with electric heating to the offices.

Outgoings...

The ingoing tenant will be responsible for all outgoing relating to the property and its use.
The property has a Rateable Value of £17,000, full details are available on the VOA website.

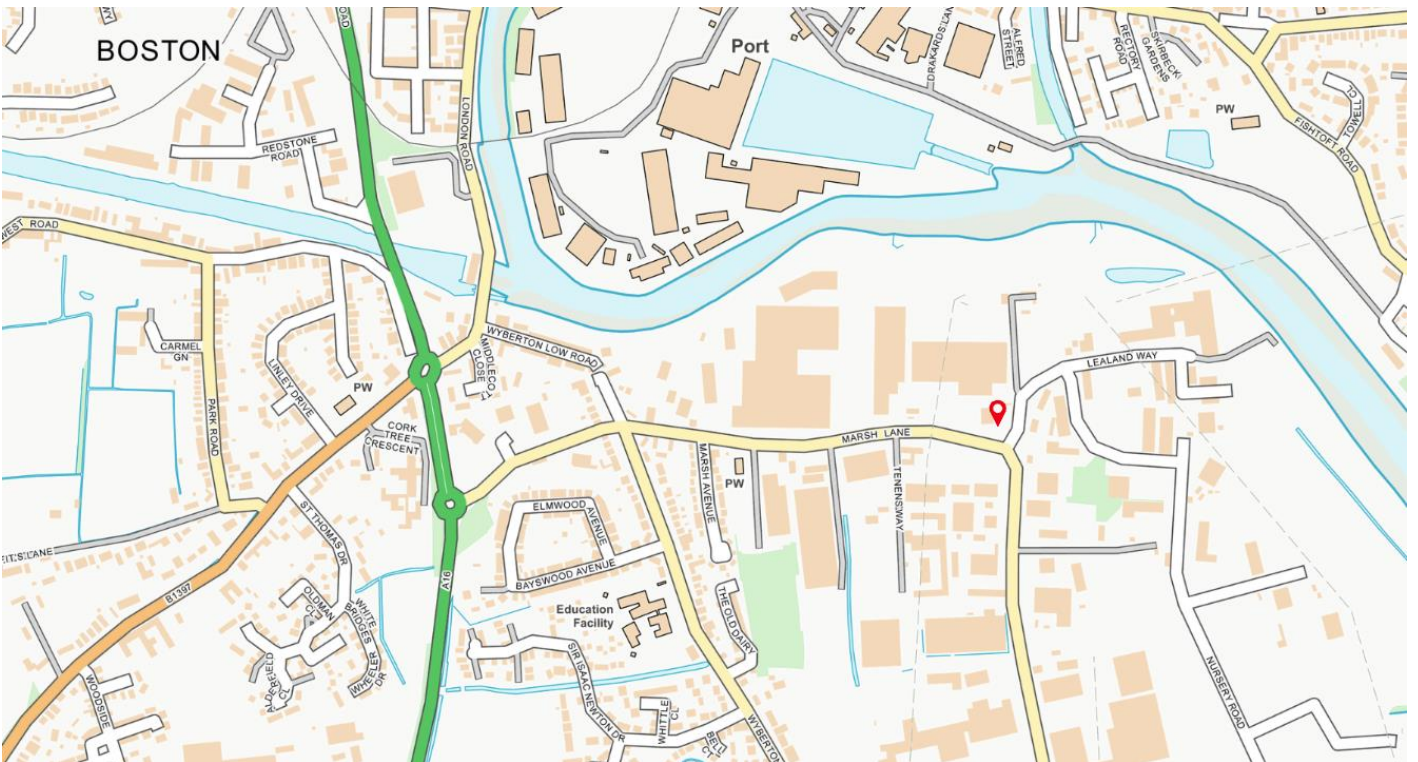
EPC...

The property has an Energy Performance Asset Rating D86. Full details available on request.

Viewing...

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