

# 12 MWe Biomass Gasification Power Station Available To Let Immediately with No Ingoing Premium

Gasification Plant | Riverside Industrial Estate | Boston | Lincolnshire | PE21 7TN



Recently Completed Gasification Biomass Power Station on Ring Fenced 6 Acre Site  
High Bay Storage Buildings Totalling 2,485.6sqm, 26,754sqft  
2 Storey Air-Conditioned Offices Extending to 444sqm, 4,780sqft  
Located with Good Road Links to the East Midlands in a Port Town  
Full Inventory of Fixtures and Fittings, Plant and Machinery Available £1.25M +VAT

To Let Leasehold on FRI Terms  
£400,000 per annum plus VAT, Subject to Contract

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

**01205 361694**  
[www.poyntons.com](http://www.poyntons.com)  
[sales@poyntons.com](mailto:sales@poyntons.com)



## Location...

The town of Boston is located approximately 115 miles to the north of London on the South Lincolnshire Fens. The town has a strong retail offering, good sports facilities and a population of approximately 70,000 residents.

The Riverside Industrial Estate is located approximately 1 mile to the south of the centre adjoining the tidal River Haven, close to the A16 trunk road which connects to Peterborough, London and the East Midlands.

Within Riverside Industrial Estate is Alchemy Park, a privately owned 90 acre site catering for general industrial use, waste recycling and other projects.

The site is located next to the BAEF2 Project, a large carbon capture facility due to commence construction shortly.

The power station is located to the south-east of the site encompassing approximately 6 acres serviced by a private road.

## Description...

The site comprises a bespoke power station completed around 2022 for the production of power by the incineration of RDF derived materials.

The buildings and site are modern and comprise offices of conventional construction located on 2 storeys.

The remainder of the site is hard surfaced. Details of the power facility are available on request.

## Accommodation...

Double Height Reception Area.....6.6m x 4.8m, 32sqm  
Office No. 2.....6.6m x 9.5m, 63.6sqm  
WCs  
Laundry Room.....2.6m x 6m, 17.1sqm  
Showers  
Mens WCs  
Store.....4.6m x 6.9m, 100sqm  
Having roller shutter door.

Stairway and lift lead to the first floor

Office No. 3.....6.6 x 4.8m, 30.2sqm  
Kitchen Break Out Area.....7.1m x 6.6m, 47sqm  
Kitchen.....6.6m x 2.3m, 15.6sqm  
Office No. 4.....6.7m x 6m, 41sqm  
WCs  
Office No. 5.....6.1m x 4.3m, 36.6sqm  
Office No. 6.....6.7m x 2.8m, 19.3sqm  
Office No. 7.....3.1m x 2.4m, 14.8sqm  
Office No. 8.....4.5m x 5.3m, 35sqm

On the north of the site:

Main Feed Room.....50m x 35m, 1,703sqm  
Minimum internal eaves height of 6.8m.  
Storage Facility.....19m x 10.4m, 198sqm  
Internal eaves height 6.5m.  
Storage Shed.....18m x 8.7m, 157sqm  
Internal eaves height 5.6m.  
Plant Room.....17.1m x 12.5m, 214sqm  
Internal eaves height 10m.  
Plant Room 2.....17.1m x 12.4m, 214sqm  
Partitioned.  
Cellar

## Tenure...

The property is available by way of a new Full Repairing and Insuring Lease with no ingoing premium.

A full inventory of fixtures and fittings, plant and machinery is available for sale at £1.25million plus VAT.

## Outgoings...

The property has a Rateable Value of £22,750. Full details can be found on the Valuations Office Website.

## EPC...

An EPC will be available on request.

## Viewing...

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





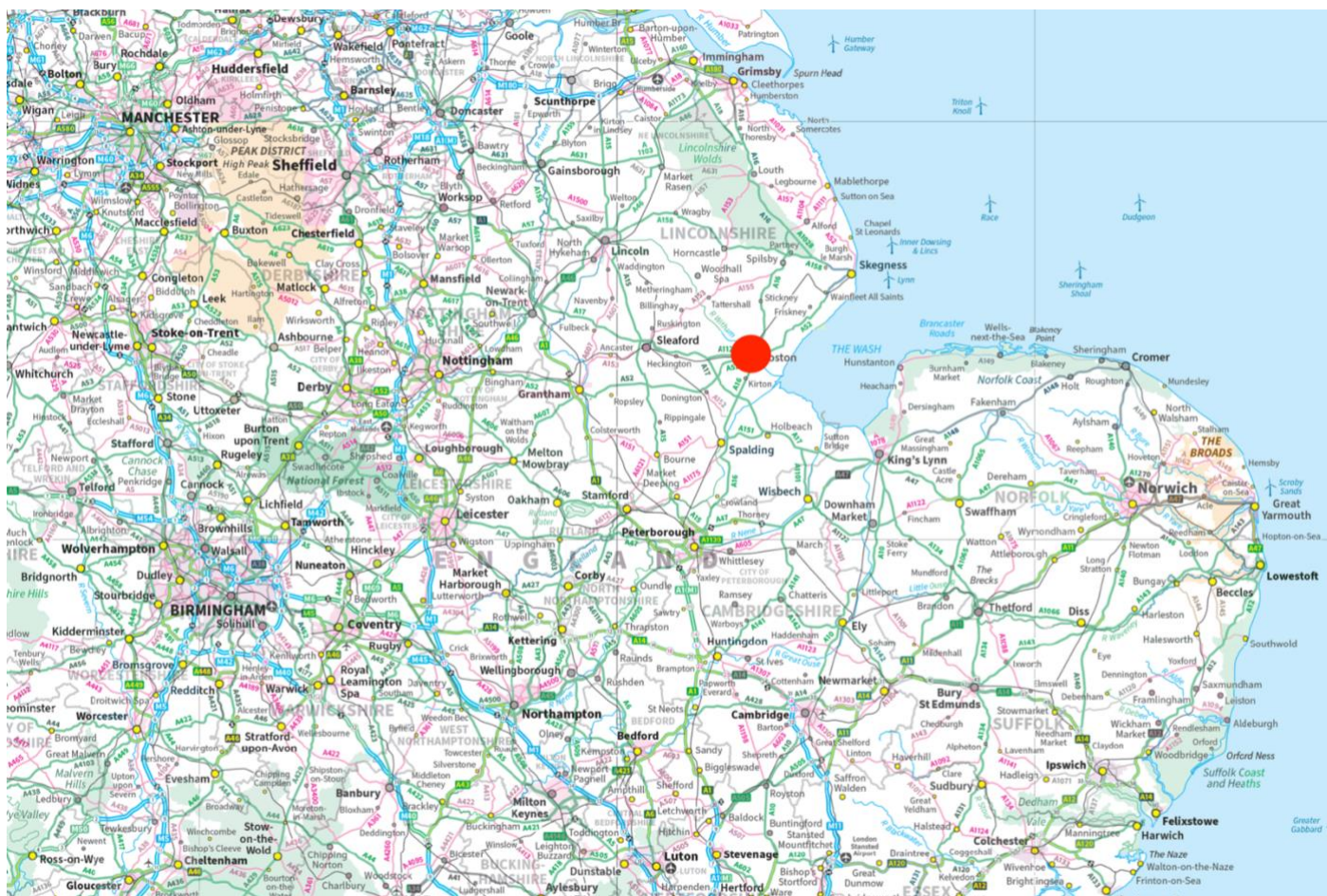


**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

01205 361694  
[www.poyntons.com](http://www.poyntons.com)  
[sales@poyntons.com](mailto:sales@poyntons.com)







**Misrepresentation Act:** The particulars in this brochure have been produced in good faith, and are set out as a general guide and do not constitute whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

**Money Laundering Regulations:** Prospective purchasers will be asked to produce identification at a later stage.