

# Modern Corner Industrial Unit on The Popular Riverside Industrial Estate, Available To Let Leasehold

Unit 17 Tec Park | Tenens Way | Boston | Lincolnshire | PE21 7PA



Modern Double Unit Available Extending to 143sqm, 1,540sqft  
Available Immediately

Available To Let Leasehold  
£650 per Calendar Month 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 large market town of Boston is located approximately 115 miles to the north of London on the South Lincolnshire Fens.

The town has a population of approximately 70,000 residents and is 35 miles south-east of Lincoln, 30 miles to the west of King's Lynn, 35 miles to the north-east of Peterborough and 50 miles to the east of Nottingham.

The town has good rail services to Grantham where there is the main line to London and Edinburgh as well as good road connections through the A16, A17 and A52 trunk roads.

The town has a rich trading history with the Hanseatic League and has been a port for approximately 1,000 years.

The Marsh Lane Industrial Estate also known as Riverside is located approximately 1.5 miles to the south of the town centre. Tenens Way is a cul de sac located to the south of Marsh Lane.

### **Accommodation...**

A clear span mono pitch corner unit extending to 143sqm/1,540 sqft with a minimum eaves height of 5.6m, high impact concrete floor, office, lighting, roller shutter door, personnel door and a 3-phase power supply.

### **Outgoings...**

The Unit currently has a Rateable Value of £6,900 (Billing Authority Reference 00507545001700). Therefore, qualifying occupiers may be entitled to claim full Rates Relief.

An estate service charge of £25 + VAT per month is payable which covers the maintenance of the communal areas and facilities.

### **EPC...**

The property has an Energy Performance Asset Rating C69. Full details are available on request.

### **Tenure...**

The unit is available by way of new Licence Agreement for a minimum term of 2 years with the rent payable monthly in advance.

A deposit will be held by the landlord of the equivalent of three month's rent paid upfront.

### **Agents Note...**

The site benefits from powered security gates and site CCTV coverage.

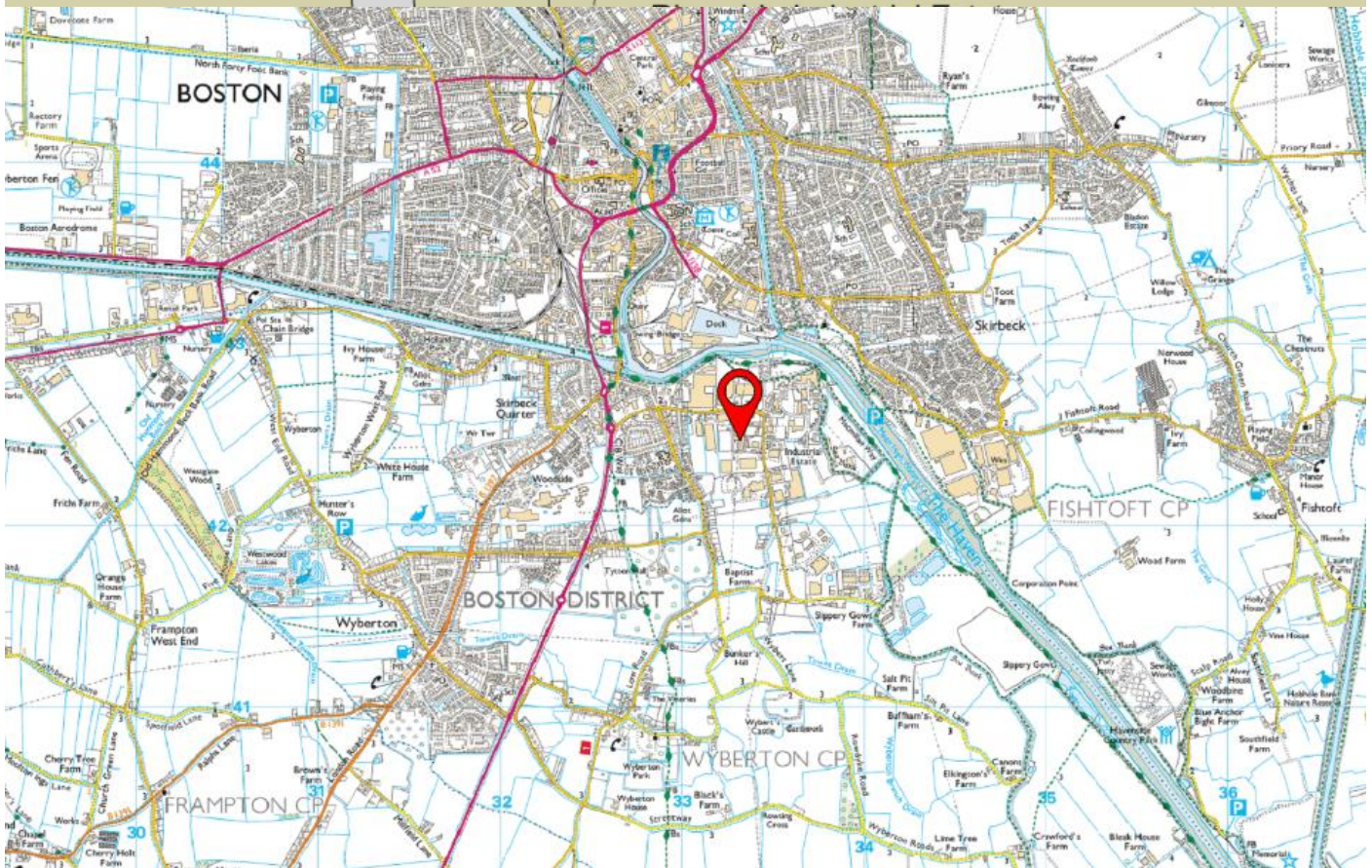
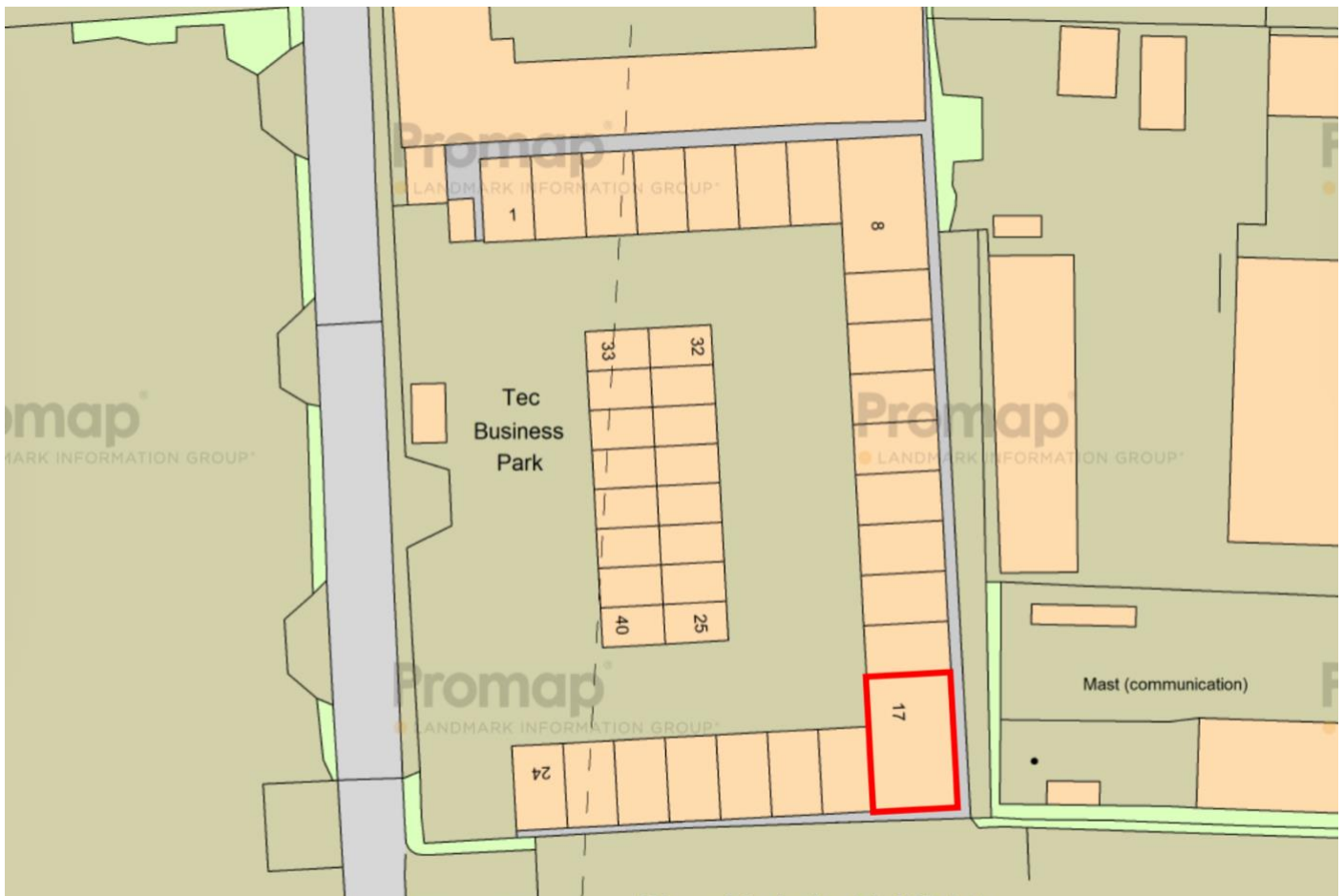
### **Viewing...**

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

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