

Modern Meat Processing Facility on Established Industrial Estate Available to Rent Fully Equipped, White Walled and Temperature Controlled

Units 2 and 3 | 22 Redstone Industrial Estate | Boston | Lincolnshire | PE21 8EA



Accommodation Extending to Provide Over 350sqm, 3,765sqft with Parking in Secure Yard, Fully Fitted Out with Non-Slip Floors and Drains for Meat Production with Ancillary Accommodation, Fixtures And Fittings Available by Negotiation Available Due to Business Expansion

Available To Let Immediately on FRI Terms
£27,000 per annum plus VAT Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

The bustling market town of Boston is located on the South Lincolnshire Fens, approximately 115 miles to the north of London, 35 miles to the southeast of Lincoln, 40 miles to the west of Kings Lynn and Peterborough is approximately 35 miles to the southwest.

Boston Borough has a population of approximately 73,000 residents.

The property is located off the A16 trunk road on the popular Redstone Industrial Estate in a row of similar units.

Description...

The units are white walled, and temperature controlled with fully fitted non-slip floors and drains suitable for meat production.

There is ancillary accommodation and parking within a secure yard.

Accommodation...

Unit 2 (22b)

Roller Shutter Door

Reception Area.....7.6m x 2m, 15sqm

Disabled WC.....2m x 2m, 4sqm

Having hand-mounted sink.

Breakout Area and Kitchen.....2.3m x 4m, 9sqm

Having Fire alarm control panel, locker room and water boiler.

Food Production Area.....4.7m x 4.2m, 20sqm and

13.5m x 5.8m, 80sqm

Having non-slip floors and 3m internal ceiling heights.

Fridge.....6.5m x by 3.5m, 22.7sqm

Store.....2.5m x 3.5m, 8.3sqm

Store.....3.5m x 2.5m, 8.3sqm

Freezer.....2.8m x 2.8m, 7.8sqm

Unit 3 (22c)

Roller Shutter Door

Reception Area.....7.6m x 2m, 15sqm

Disabled WC with stainless steel sink and wall mounted heater.

Production Area.....5.7m x 4.5m, 25.6sqm

Refrigerated Area.....4.5m x 2.5m, 11sqm

Production Area..... 11.3m x 5.7m, 64sqm

Production Area.....5.2m x 3.6m, 18.7sqm

Freezer.....3.2m x 2.5m, 9sqm

Office.....3.5m x 2.4m, 8.4sqm

Schedule of Accommodation...

Unit 2 (22b)	175sqm	1885sqft
Unit 3 (22c)	175sqm	1885sqft
Total	350sqm	3767sqft

Agents Notes...

Fixtures and fittings are available by separate negotiation.

Tenure....

The property is available by way of a new Full Repairing and Insuring Lease with a minimum term of five years.

The incoming tenant will be responsible for a contribution towards the landlord's reasonable legal fees up to £1,500 plus VAT and the lease will be contracted out of the Landlord and Tenant Act 1954 Part II.

Rent will be paid quarterly in advance, and the landlord will hold a deposit the equivalent of a quarter of a year's rent.

EPC...

An EPC has been instructed and will be available on request.

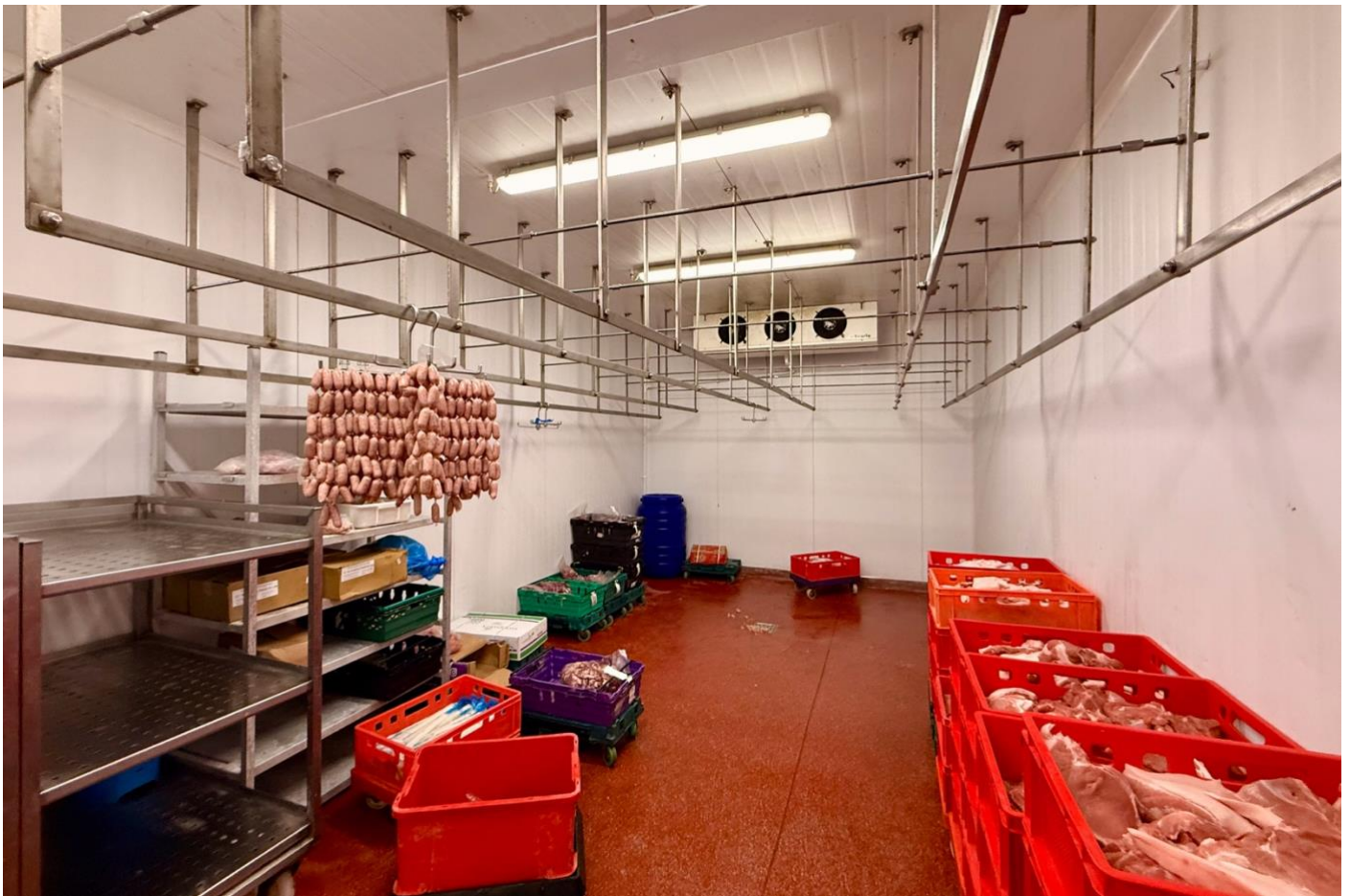
Outgoings...

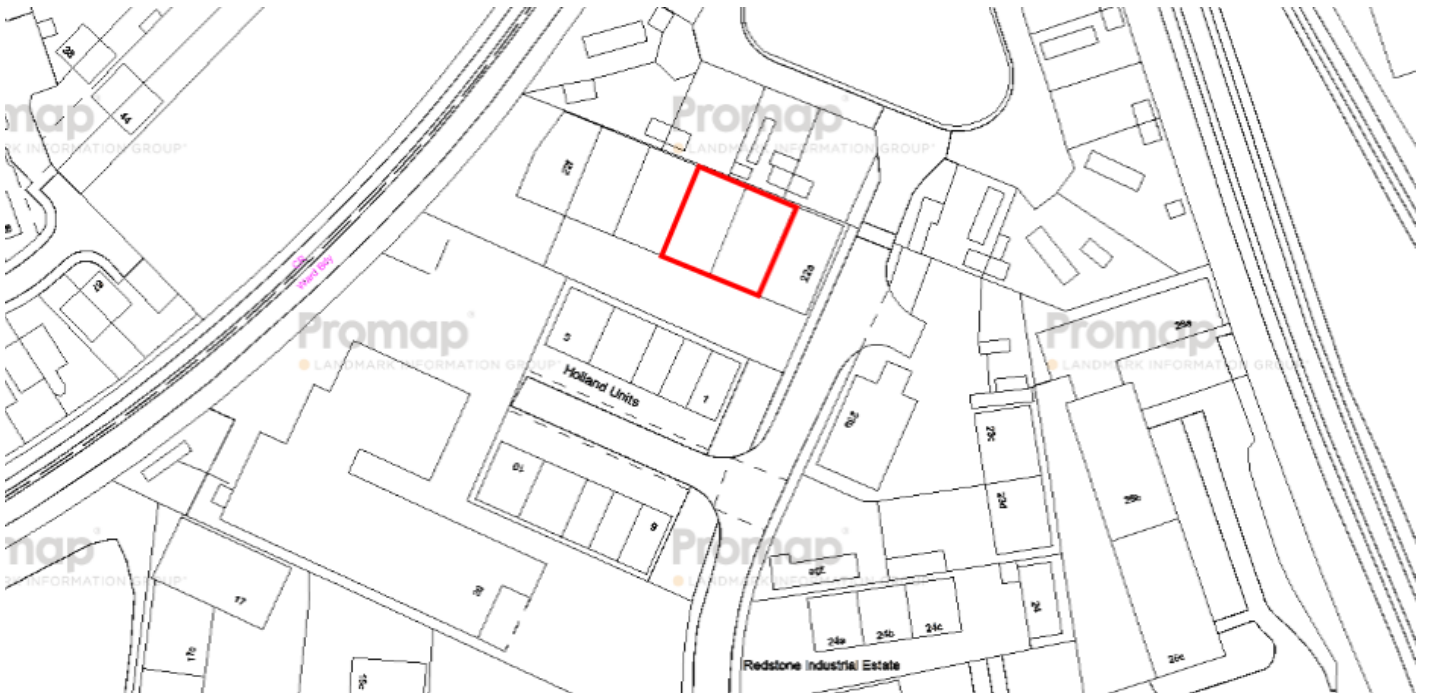
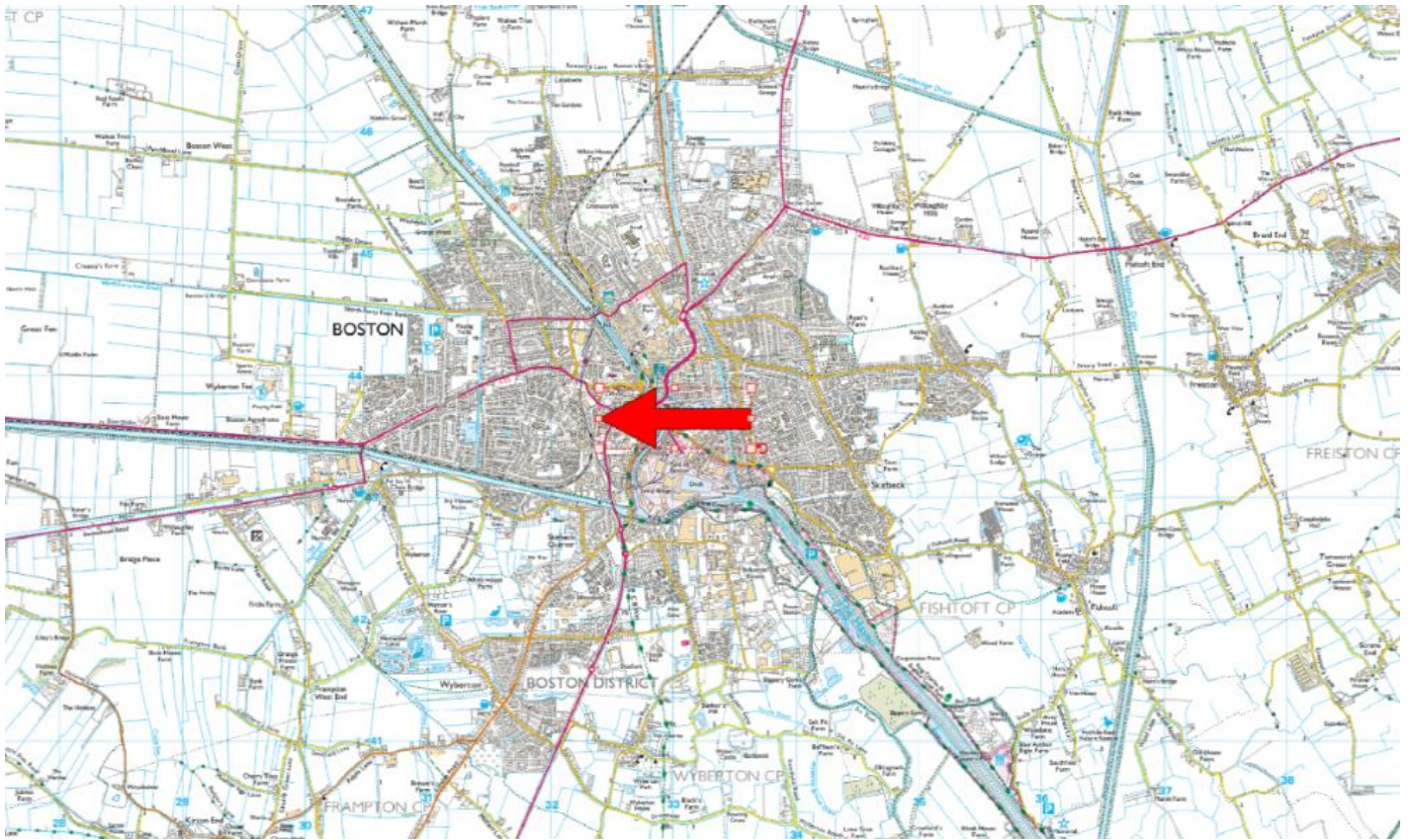
The ingoing tenant will be responsible for all outgoing and utilities. The units have a combined Rateable Value, as of April 2026, of £18,000.

Viewing...

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