

# Industrial Unit Totalling 5,005sqft, 465sqm of Space on a Busy Industrial Estate To Let Immediately

Unit B | Freiston Enterprise Park | Priory Road | Boston | Lincolnshire | PE22 0JZ



Unit B Total 5,005sqft, 465sqm of Accommodation Available  
Suspended Ceiling, Offices, Showroom and Storage Areas  
Situated on Busy Industrial Estate, Close to the A52 Trunk Road in Popular Village

Available To Let Leasehold on New FRI Terms  
£17,520 plus VAT per annum Subject to Contract

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

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## Location...

The village of Freiston is located approximately 4 miles to the east of Boston to the south of the A52 trunk road. Boston has a population of approximately 73,000 residents and is located 115 miles to the north of London on the South Lincolnshire Fens.

The town has a strong retail and sporting offering with well-regarded schools, twice weekly market, large port and large hospital.

The properties are located approximately 1 mile to the south of the A52 trunk road.

## Description...

Access into the estate is from Priory Road. There is a communal gated entrance leading to the units.

The main units comprise part of Freiston Enterprise Park and are arranged at the southern and northern ends of the main buildings. Access reserved is shown hatched in orange.

Units A and B are conjoined and would be suitable for occupation individually or together. To the north of this are Units C and D.

## Accommodation...

**Unit A**.....11.7m x 15.1m, 177sqm  
Having double glazed windows, roof lights, internal eaves height 4.7m.

**Unit B**.....18m x 15.2m, 275sqm  
With suspended ceiling.  
Offices.....4.2m x 2.8m, 12.2sqm  
.....6.2m x 3.1m, 19.5sqm  
.....4m x 2m, 7.8sqm

**Showroom**.....11m x 5.9m, 65sqm  
With suspended ceiling at a height of 3m.

**Store Room**.....5.9m x 4.3m, 25.1sqm

**Mezzanine Storage Area**.....10m x 6m, 60sqm

**Unit C**.....24m x 6m & 6.1m x 6.1m  
Total 183.3sqm, 1,975sqft  
Including a small area to the rear of Unit B.

**Unit D (5)**.....35.8m x 14.8m, 532sqm, 5,726sqft  
Having skylights.

## Schedule of Accommodation...

Unit A	177sqm	1,905sqft	LET
Unit B Ancillary	275sqm 190sqm	2,960sqft 2,045sqft	
Total Unit B	465sqm	5,005sqft	£17,520 pa
Unit C	183sqm	1,970sqft	LET
Unit D (5)	532sqm	5,726sqft	LET
Unit E	LET	LET	LET
Total	1,174sqm	12,636sqft	

## Outgoings...

The ingoing tenant will be responsible for all outgoing at the property including utilities and Business Rates.

The units appear on the Rating List under Reco Surfaces with a Rateable Value of £20,500.

## Tenure...

The units are available by way of a new Full Repairing and Insuring lease. Rent to be paid monthly/quarterly in advance and subject to VAT.

The tenant's contribution towards the landlord's legal fees is expected of £1,000 plus VAT. A deposit of the equivalent of 3 months rent will be held by the landlord.

The landlord will reserve the right to charge an annual insurance fee for the building's insurance.

Service charges are levied to cover the cost of communal areas and site costs.

## EPC...

Units A-C are rated D81, Unit D has an exemption in place.

## Viewing...

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

Poyntons Consultancy.

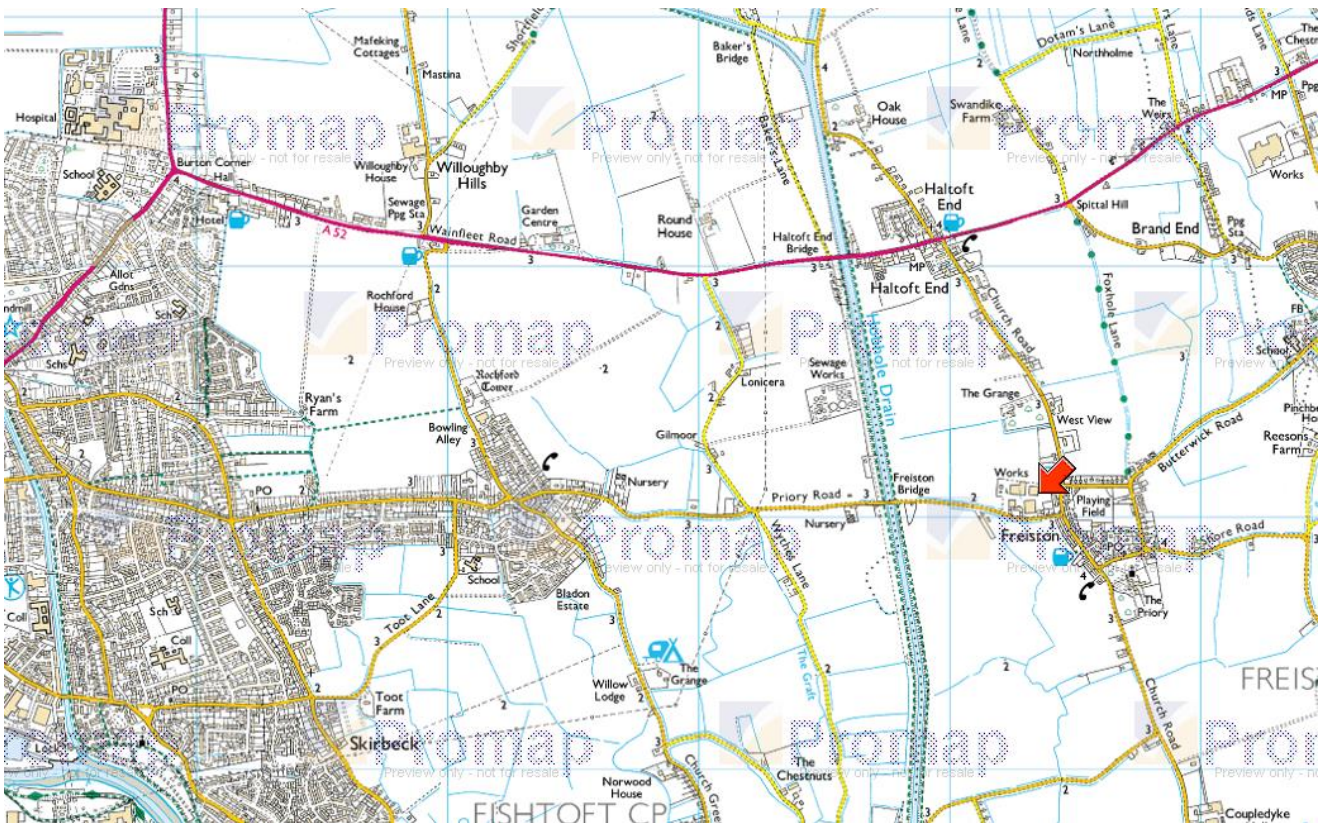
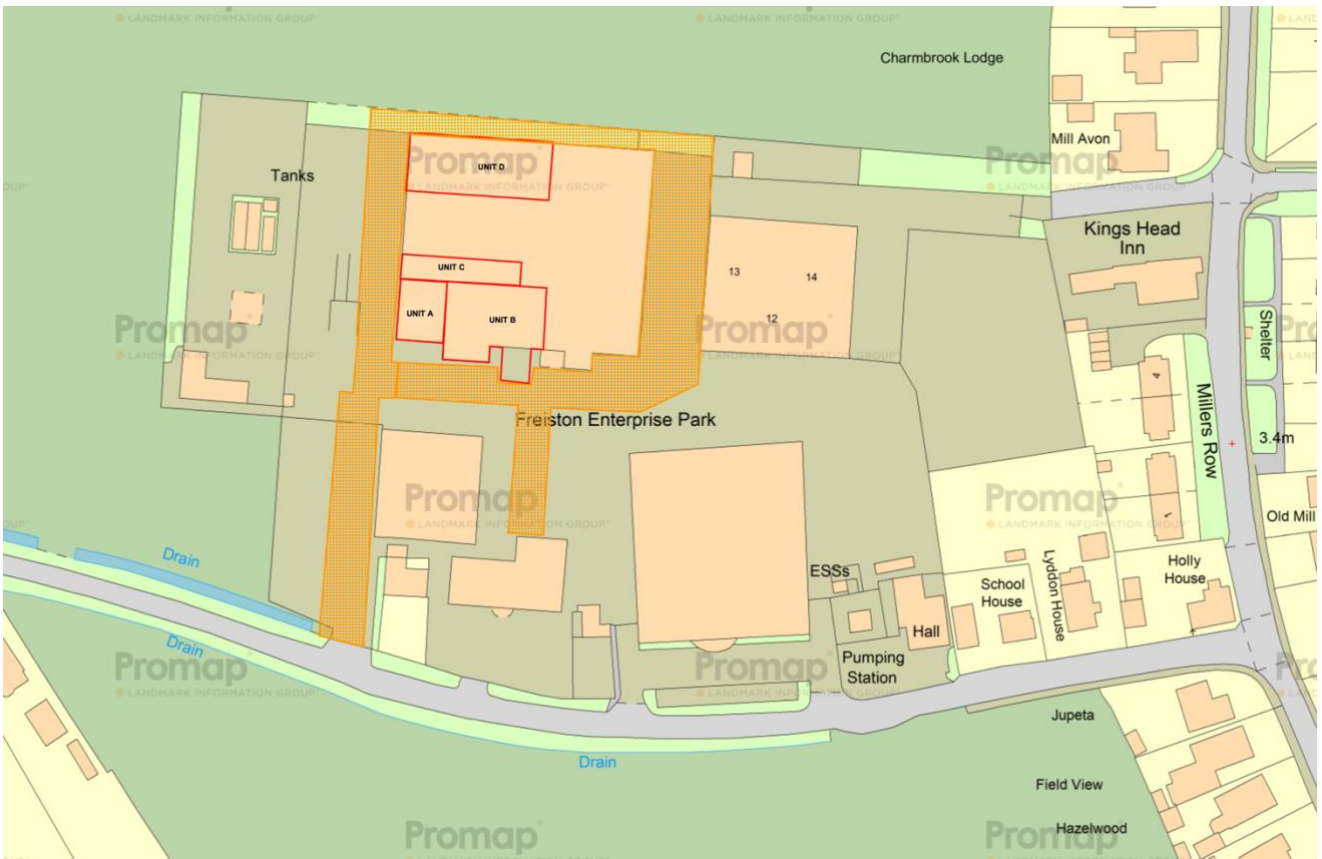
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