

Industrial Units Totalling 18,427sqft, 1,712sqm on a Busy Industrial Estate For Sale Freehold

Units A-E | Freiston Enterprise Park | Priory Road | Boston | Lincolnshire | PE22 0JZ



Factory Suitable for Division On a Site of Approximately 1.5 acres
Situated on Busy Industrial Estate, Close to the A52 Trunk Road in Popular Village
Average Internal Eaves Height of 4.7m Minimum, Concrete Hardstanding
Majority Occupied, Current Income £37,420 pa, ERV £54,940 pa
Units Range from 1,905sqft, 177sqm to 5,726sqft, 532sqm

For Sale Freehold with Vacant Possession of Part
£925,000 plus VAT 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.

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. Unit E is on the north-east of the buildings.

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.

Unit E (8).....355m, 3,820sqft
Currently let on a licence agreement at a passing rent of £8,500 per year.

Outside...

The freehold sale includes various areas of concrete as per the attached plan extending to a site of around 1.5 acres in total. Access reserved is shown hatched in orange. Additional land may be for sale hatched in red on the plan. Service charges are levied to cover the cost of any communal areas.



Schedule of Accommodation...

Unit A	LET £5,760 pa	177sqm	1,905sqft
Unit B Ancillary	Vacant	275sqm 190sqm	2,960sqft 2,045sqft
Unit C	LET £5,940 pa	183sqm	1,970sqft
Unit D (5)	LET £17,220 pa	532sqm	5,726sqft
Unit E (8)	LET £8,500 pa	355sqm	3,821sqft
Total		1,712sqm	18,427sqft

Outgoings...

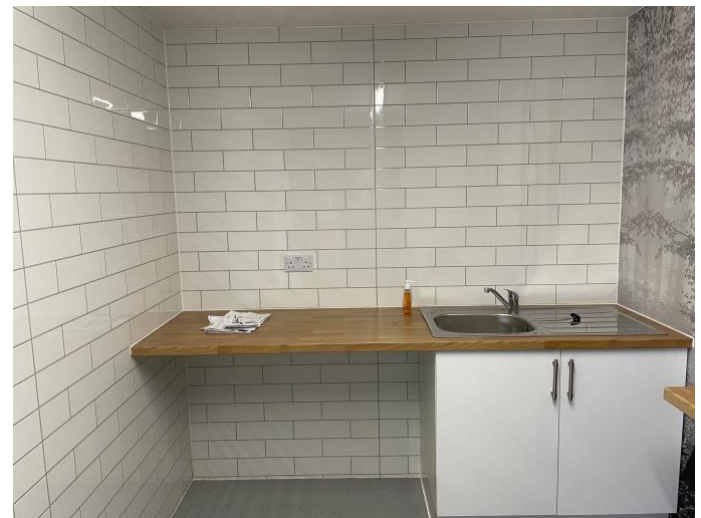
The property appears on the Rating List under Reco Surfaces with a Rateable Value of £20,500. Unit D (5) has a Rateable Value of £17,500 and Unit E (8) a Rateable Value of £12,500.

EPC...

Units A-C are rated D81, Units D and E have exemptions.

Viewing...

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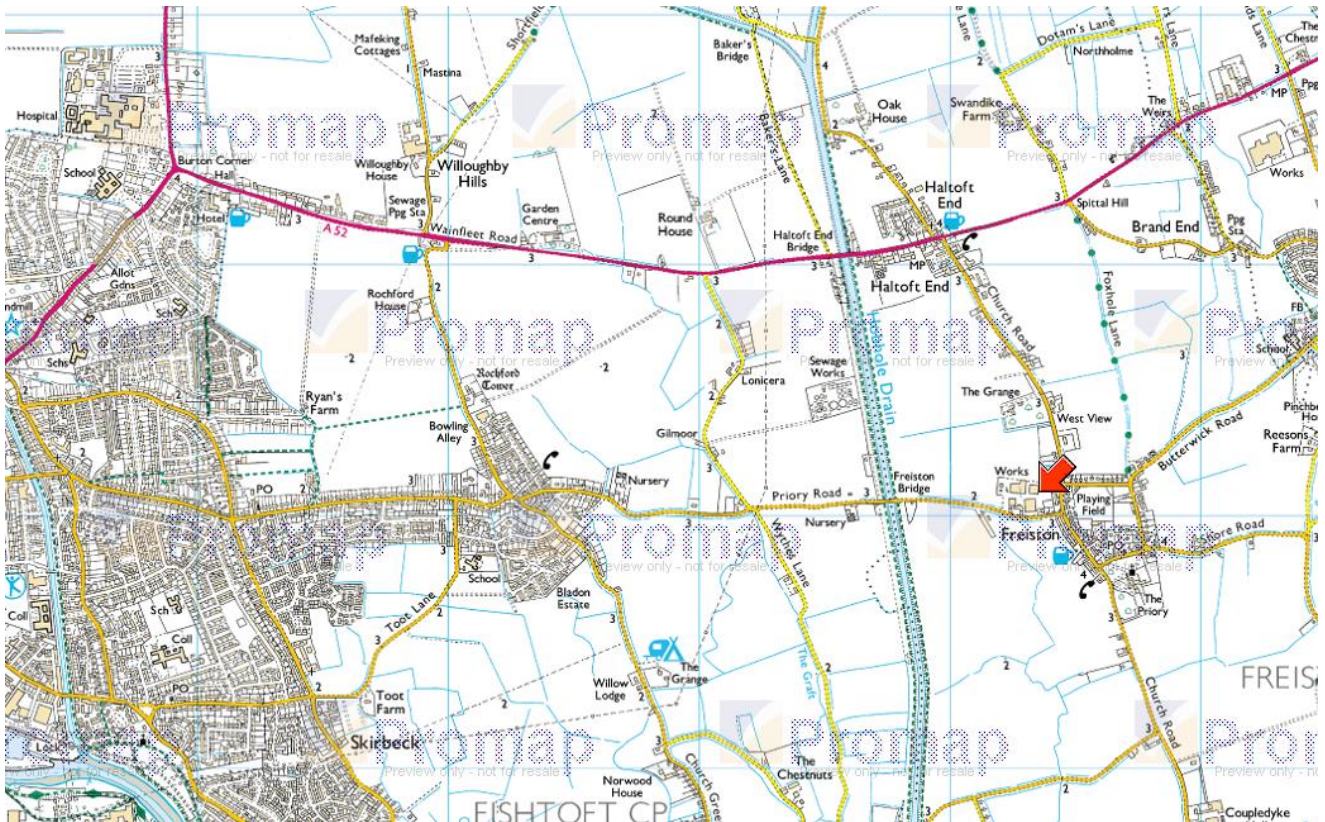
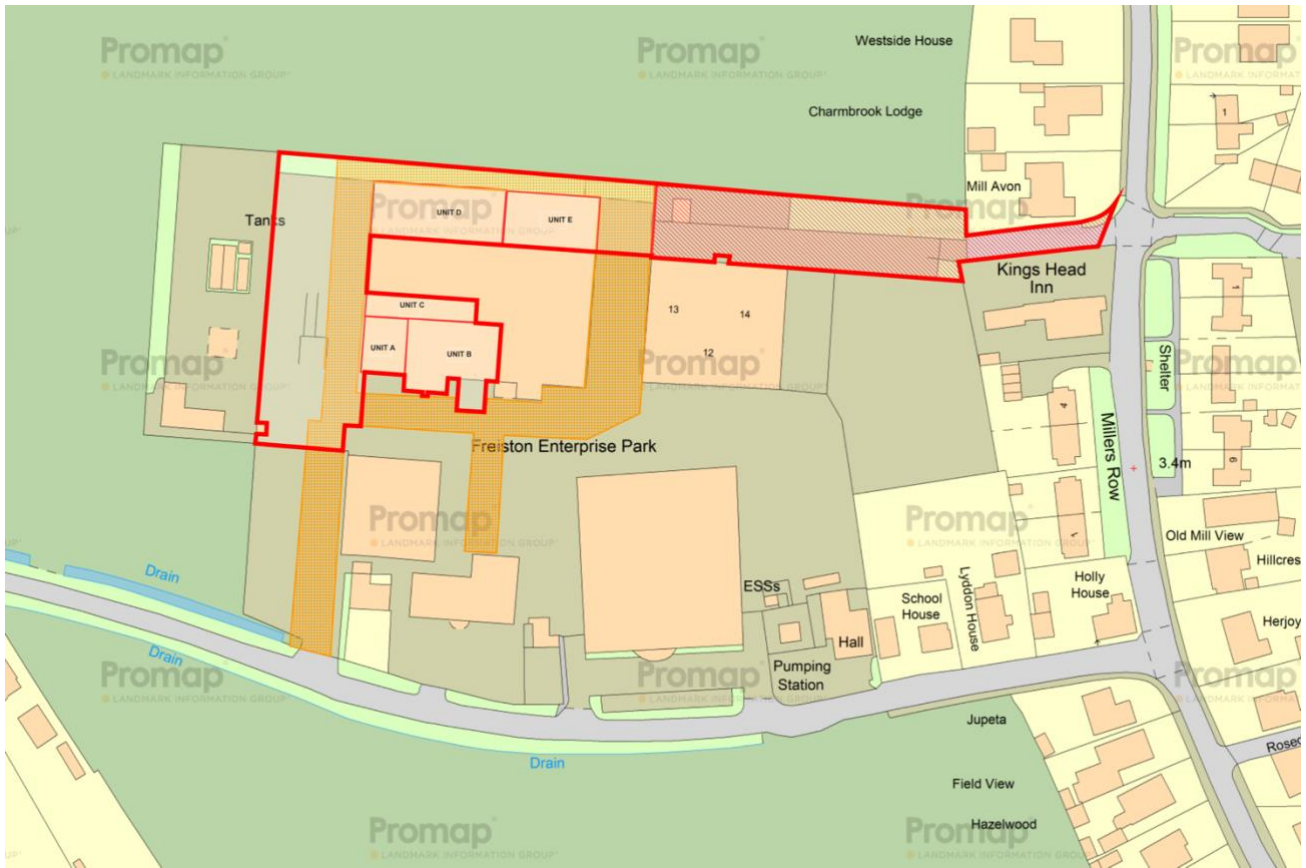




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