

2 Industrial Units Available Individually or Together For Sale Freehold with Vacant Possession

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



Each Unit Extending to 170sqm, 1,830sqft, 350sqm, 3,765sqft Combined
Located within a Secure Yard on an Established Industrial Estate
Currently Fitted Out as White Walled Production Space, Non-Slip Floors, Drained
Available Due to Business Expansion

Available For Sale Freehold with Vacant Possession
From £140,000 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 Redstone Industrial Estate in a row of similar units. Please see location plans for details.

The opportunity comprises a pair of industrial units available individually or together, the units are currently configured to be operated as a single meat production facility.

Description...

The site is white walled and temperature controlled with full-fitted non-slip floors and drains suitable for meat production. There is ancillary accommodation and parking within a secure yard.

Accommodation...

Unit 2 (22b)

Reception Area.....7.6m x 2m, 15sqm
With roller shutter door.

Accessible 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.....totalling 100sqm
4.7m x 4.2m and 13.5m x 5.8m, 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 2.....3.5m x 2.5m, 8.3sqm

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

Unit 3 (22c)

Reception Area.....7.6m x 2m, 15sqm
With roller shutter door.

Accessible WC.....2m x 2m, 4sqm
Having hand-mounted sink.

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

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

Production Area 2.....11.3m x 5.7m, 64sqm

Production Area 3.....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

Tenure...

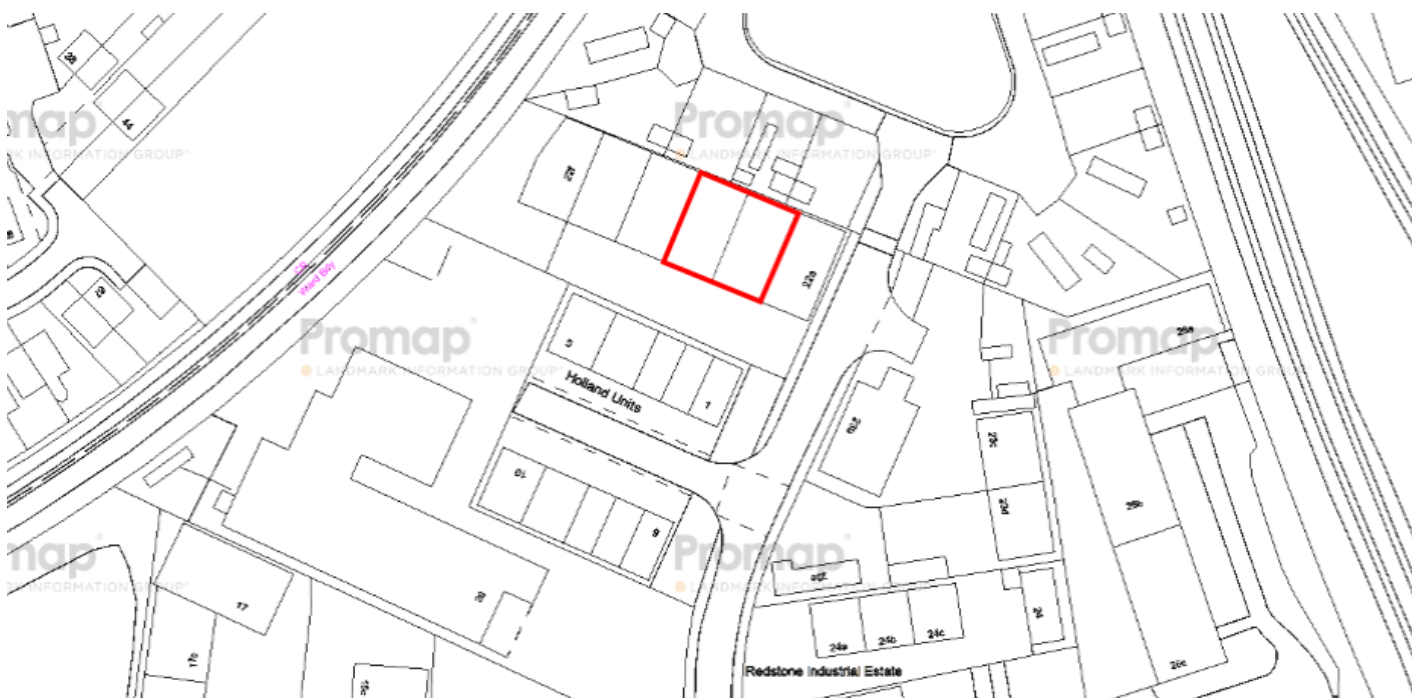
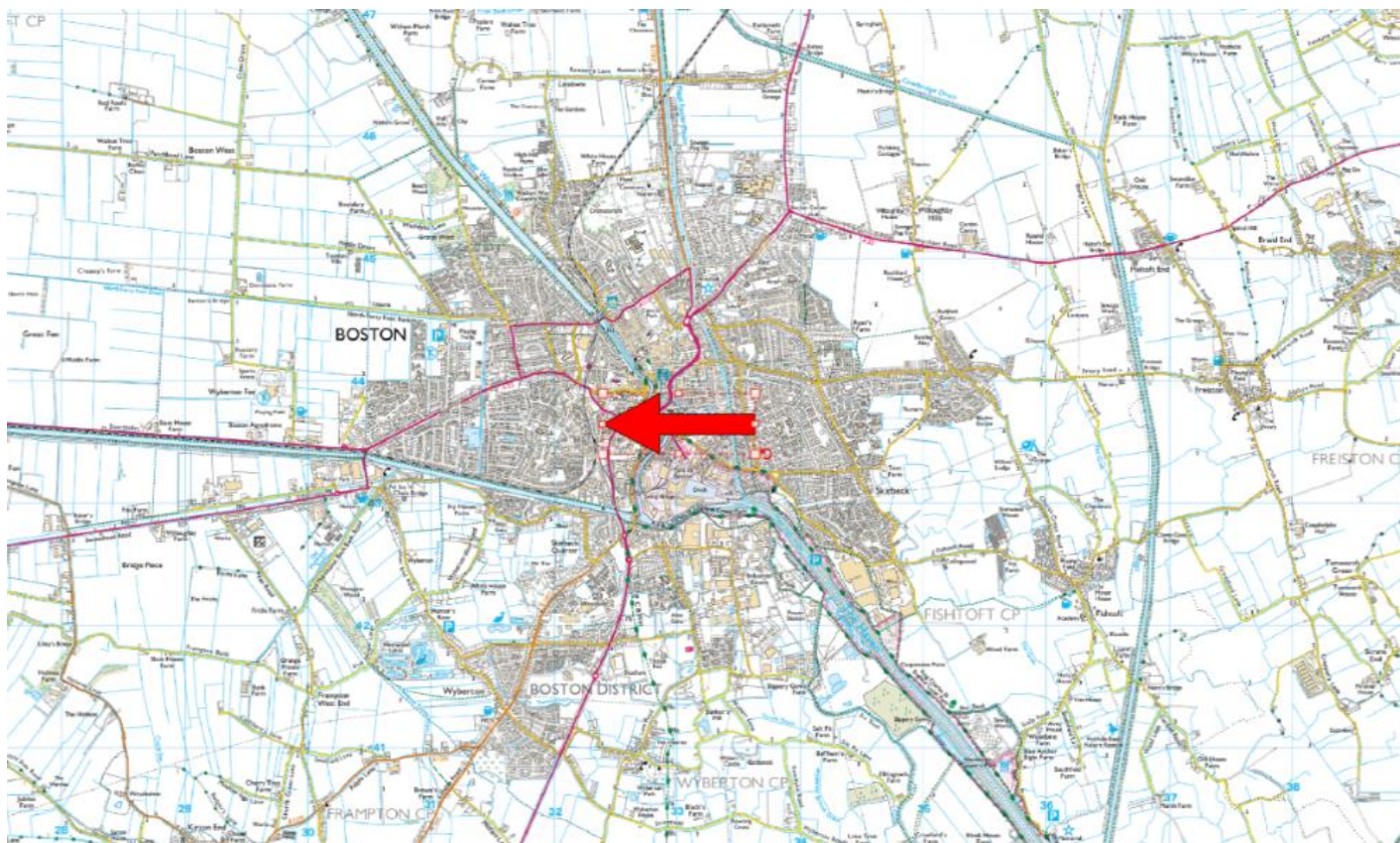
The properties are available individually or together on a freehold basis. Please enquire for further details.

Outgoings...

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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