

Superbly Located Surplus Workshop and Industrial Unit with Offices Available To Let Immediately

Saxon Site | Riverside Ind Estate | Marsh Lane | Boston | Lincs | PE21 7PJ



Useful Workshop with Offices and Break Out Area with Parking
Workshop Extending to 153sqm, 1,645sqft
Additional 67.6sqm, 725sqft of Offices
Additional Storage Space Available Subject to Negotiation

Available To Let by way of a Sub-Lease
£12,000 per annum Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

The busy market town of Boston has a population of approximately 68,000 residents and is located approximately 115 miles to the north of London.

Road links comprise the A52 and A15 trunk road with the A16 trunk road running nearby.

The property is located to the south of the town centre on an established Business Park with nearby neighbours including Howard Tenens, Greenyard Frozen, Greencore, Audi, Honda, Coveris and other national occupiers.

Accommodation...

Main Workshop.....13.5m (max) x 12.1m, 153sqm
Roller shutter door, 4.5m IEH.

Break Out / Canteen Area

A new steel staircase gives access to three offices on the first floor:

Office 1.....5.5m x 6.9m

Office 2.....4.3m x 4.4m

Office 32.3m x 5.5m

WCs

Outside...

The site is set to concrete and tarmacadam and is laid out to provide approximately 8 car parking spaces with a secure fenced perimeter.

Schedule of Accommodation...

Workshop and Stores Internal Floor Area	153sqm	1,645sqft
Offices	67.6sqm	725sqft
Break Out and WCs	30.4sqm	330sqft
Total GIFA	251sqm	2,700sqft



Tenure...

The property is available by way of a new Sub Licence Agreement with a minimum term of 2 years.

Rent will be paid monthly in advance. Buildings insurance will be re-charged annually.

A deposit will be held the equivalent of 3 months' rent on behalf by the landlord.

The incoming tenant will be expected to contribute £500 + VAT towards the fees relating to the preparation of the Licence Agreement.

Services...

The property benefits from sub-metered main services.

Outgoings...

The ingoing tenant will be responsible for all outgoing relating to the property and its use.

EPC...

The property has an Energy Performance Asset Rating D80. Full details available on request.

Viewing...

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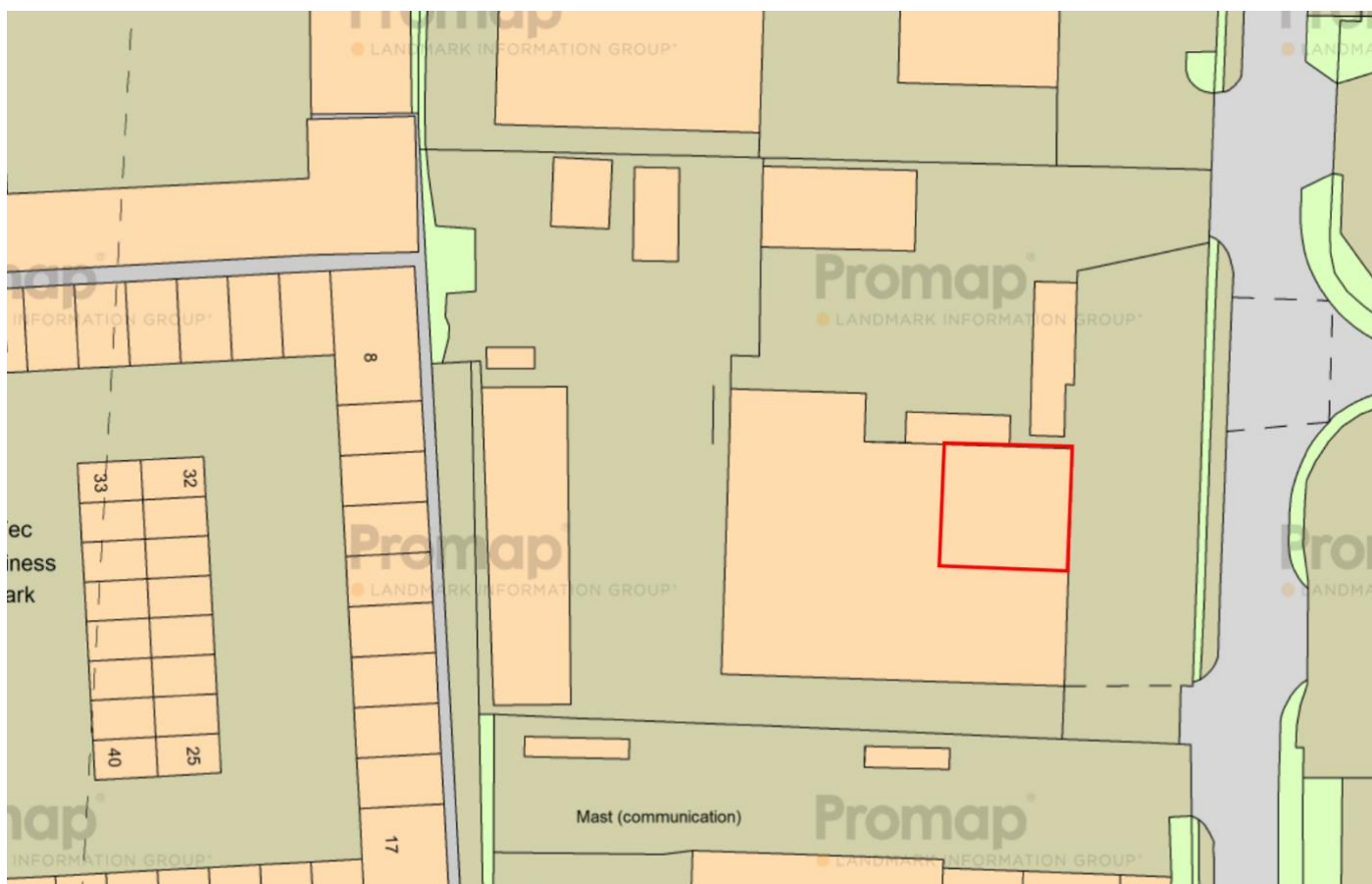


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