Prominent Town Centre Business Park Premises To Let
1,500sqft to 3,600sqft of Versatile Accommodation
Available Individually or Combined

Unit at Boston West Business Park | Sleaford Road | Boston | Lincolnshire | PE21 8EG



Superb Town Centre Location Opposite 105,000sqft Asda Superstore off the A52
Set in 0.8 acres, 0.33 ha with up to 100 Customer Parking Spaces
Available as a Whole or Two Separate Units of 1,500sqft and 2,100sqft
Accommodation is available at £12.50 per sqft
Suitable for a Range of Uses Including Retail & Leisure, Healthcare and Offices

Available with No Ingoing Premium
From £18,750 Per Annum, Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS
01205 361694
www.poyntons.com
sales@poyntons.com
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Location...

The market town of Boston is located approximately 110 miles to the north of London on the South Lincolnshire Fens with a population of approximately 83,000 residents.

The town benefits from a wider retail catchment extending approximately 10 miles, with an estimated catchment population of 250,000.

The town has a large port, hospital, strong retail and sporting offerings and has been one of the fastest growing towns in the East Midlands over the last 20 year period.

The property is located on the west side of the town centre close to McDonalds, ALDI, Currys and Halfords and to the south of a large Asda Supermarket on the entrance to Boston West Business Park.

Boston West Business Park fronts the A52 trunk road which is the main vehicular conduit from the East Midlands to Boston and the port, and the seaside resorts of Skegness and Ingoldmells to the north.

Park occupiers include Sidings Medical Practice, Boston West Hospital, a Pharmacy Children's Day Nursery and Sports Bar.

Boston Rail Station is 225m from the property and provides frequent services to Grantham, Nottingham and Skegness.

Accommodation...

This historic building, originally used for locomotive repairs, has been reconfigured from its previous layout, which incorporated reception, trading, office and staff amenity areas.

The available accommodation offers a highly versatile and adaptable space, suited to occupation as a whole for a wide range of potential business uses, whilst also providing the flexibility to be divided into two smaller units if required.

Outside...

Access from the A52 highway leads to the estate road, there are three vehicular accesses to the car park.

The business park benefits from three vehicular access points and approximately 100 parking spaces across three designated parking areas.

Schedule of Accommodation...

Unit 1	140m^2	1,500ft^2
Unit 2	195m^2	2,100ft^2
Total Combined	335m^2	3,600ft^2
Site Area	0.33 ha	0.8 acres

Lease...

The premises are available by way of a new repairing and insuring lease on terms to be agreed with no ingoing premium.

The accommodation is available at £12.50 per sq ft per annum, exclusive.

The tenant will be expected to pay rent quarterly in advance. The landlord to hold a deposit the equivalent of a quarter of a year's rent paid upfront. VAT will be applied to the rent and a service charge will be payable towards the maintenance and management of the communal areas and estate

Building insurance will be charged annually back to the tenant by way of an insurance rent.

Fixtures and Fittings...

Fixtures and fittings currently at the property are not warranted by the landlord. Please call for further information.

Outgoings...

Business Rates and utilities are the responsibility of the tenant. The Rateable Value is currently being reviewed by the Valuation Office, please contact us for further details.

Legal Costs...

Each side to bear their own.

EPC...

The property has an Energy Performance Asset Rating B35 valid until July 2033. Full details available on request.

Viewing...

Viewing is by appointment through the Agent, Poyntons Consultancy, 01205 361694. sales@poyntons.com





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Money Laundering Regulations: Prospective purchasers will be asked to produce identification at a later stage.

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