New High Tech Light Industrial Trade Counter/Business Units To Let Leasehold, Available Soon

Stonebridge Business Park | Avalon Road | Kirton | Boston | Lincolnshire | PE20 1QR



Superb Quality New Units Available, Flexible Terms Considered
Unit Sizes Available From 135.2sqm, 1,455sqft
Units Include Office, WCs, Kitchenette, 4.5m-6.5m Internal Eaves Height, Roller Shutter Doors, 3 Phase Metered Supply, Parking
A Wide Range of Occupiers can be Accommodated

Agreements for Leases Available Immediately
From £12,500 per annum plus VAT Subject to Contract

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

The rapidly expanding town and village of Kirton and Boston located on the South Lincolnshire Fens approximately 115 miles to the north of London.

Kirton is well located with road access on the A16 trunk roads and close to the A17 trunk road and A52 trunk road giving good access to the Midlands, East Anglia and the North.

Boston has a population of approximately 83,000 residents, strong retail, sporting and leisure offering, large hospital and port, twice weekly market and a history going back to the 10th Century with associations with the Hanseatic League.

Stonebridge Business Park is located on Avalon Way with direct access on to the A16 Trunk Road. Other occupiers include Avalon Business Park, Sportsbikeshop, Duckworth Landrover, Murlec and other Business Parks and users.

Description...

This development comprises 10 individual business units/trade counters, 2 of which are double height.

These versatile units are available in a range of sizes with a minimum of 123.5sqm, 1,329sqft of accommodation.

Units can be combined to form larger spaces prior to completion of the works and subject to agreement.

Units are of a steel frame design with basic amenities and parking, all with a minimum eaves height of 4.5m up to 6.5m.

Terms...

Flexible lease terms are available, subject to negotiation, with different lease lengths considered to suit the incoming occupier.

Incoming tenant will be required to contribute a minimum of £750 plus VAT towards the landlord's reasonable legal expenses with regards to the preparation of the lease.

Rent will be paid quarterly or monthly in advance, a deposit will be held by the landlord the equivalent of a quarter of a year's rent.

A service charge will be levied to cover the costs of servicing communal areas. This is to be reviewed annually.

The tenant will be required to pay an annual insurance rent to cover their apportionment of building insurance calculated on a square footage basis.

Outgoings...

The units will be assessed for Business Rates by the VOA. It is anticipated that qualifying businesses may be able to claim 100% relief. Otherwise, these will be the responsibility of the tenant along with all utilities.

EPC...

The newly built units will have a SAP Rating which will be confirmed on completion.

Viewing...

All viewings are to be made by appointment through the agent.
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Schedule of Accommodation – Stonebridge Business Park

Unit 1	123.5m² ea	1,329ft² ea	**LET STC**
Unit 2	123.5m² ea	1,329ft² ea	**LET STC**
Unit 3	123.5m² ea	1,329ft² ea	**LET STC**
Unit 4	123.5m² ea	1,329ft² ea	**LET STC**
Unit 5	123.5m² ea	1,329ft² ea	**LET STC**
Unit 6	123.5m² ea	1,329ft² ea	**LET STC**
Unit 7	135.2m² ea	1,455ft² ea	£12,500 pa
Unit 8	135.2m² ea	1,455ft² ea	**LET STC**
Unit 9 - 2 storey	200m² ea	2,152.8ft² ea	**LET STC**
Unit 10 - 2 storey	200m² ea	2,152.8ft² ea	£16,500 pa





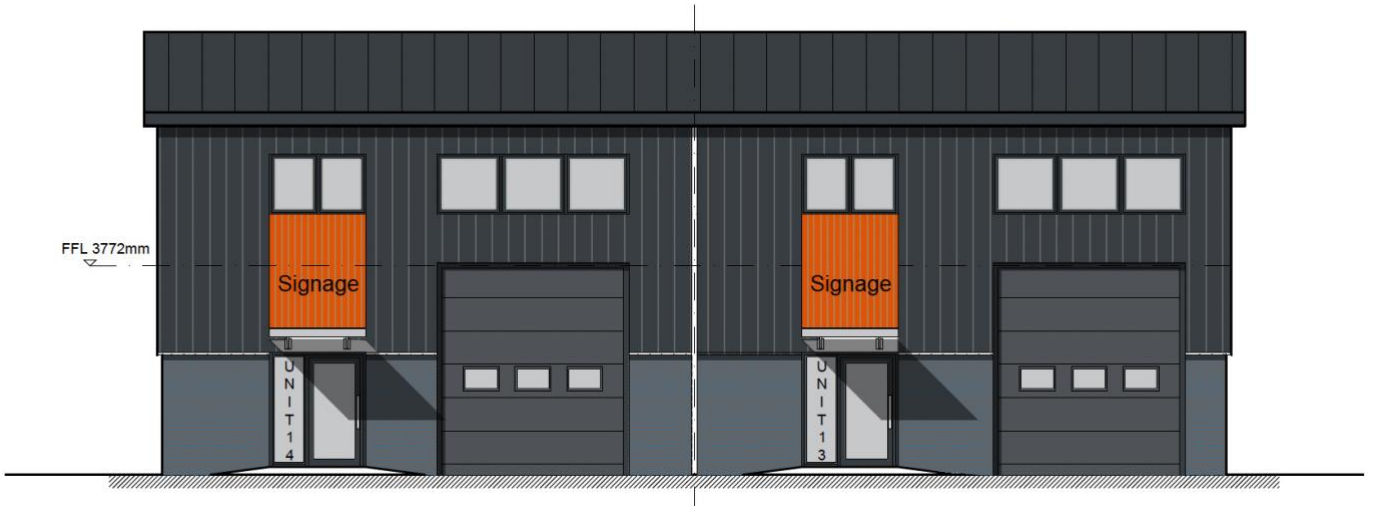






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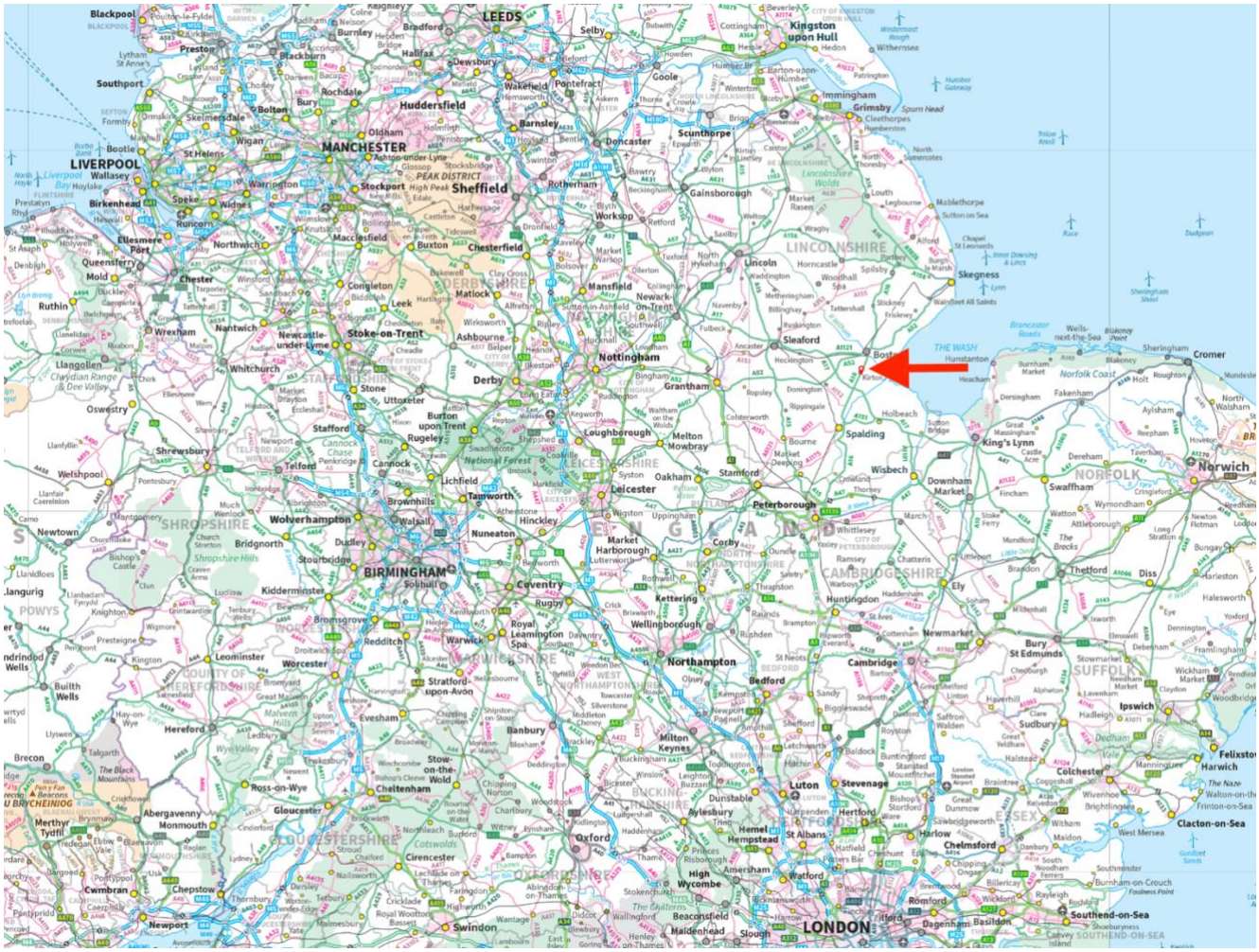


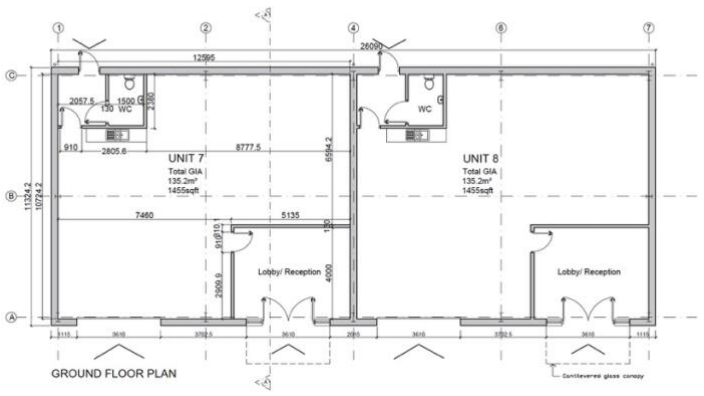
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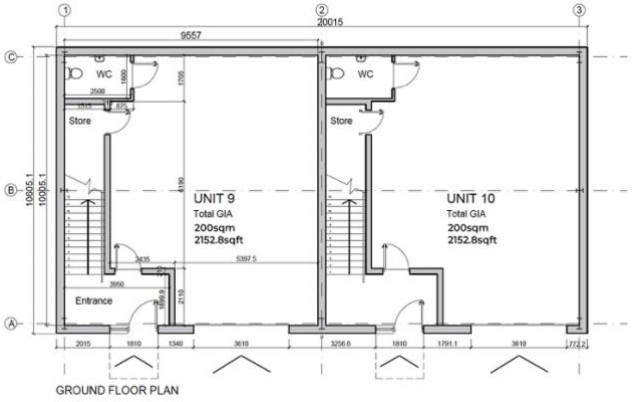


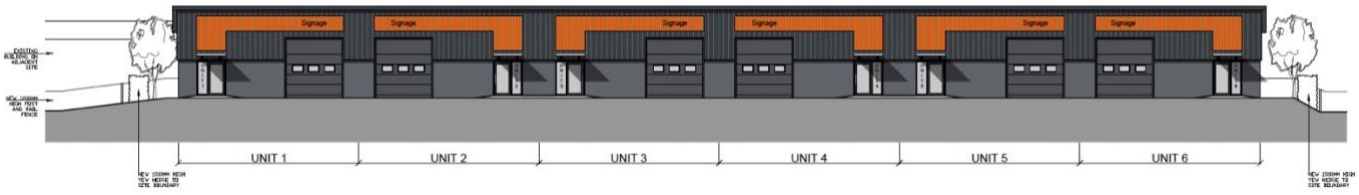


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