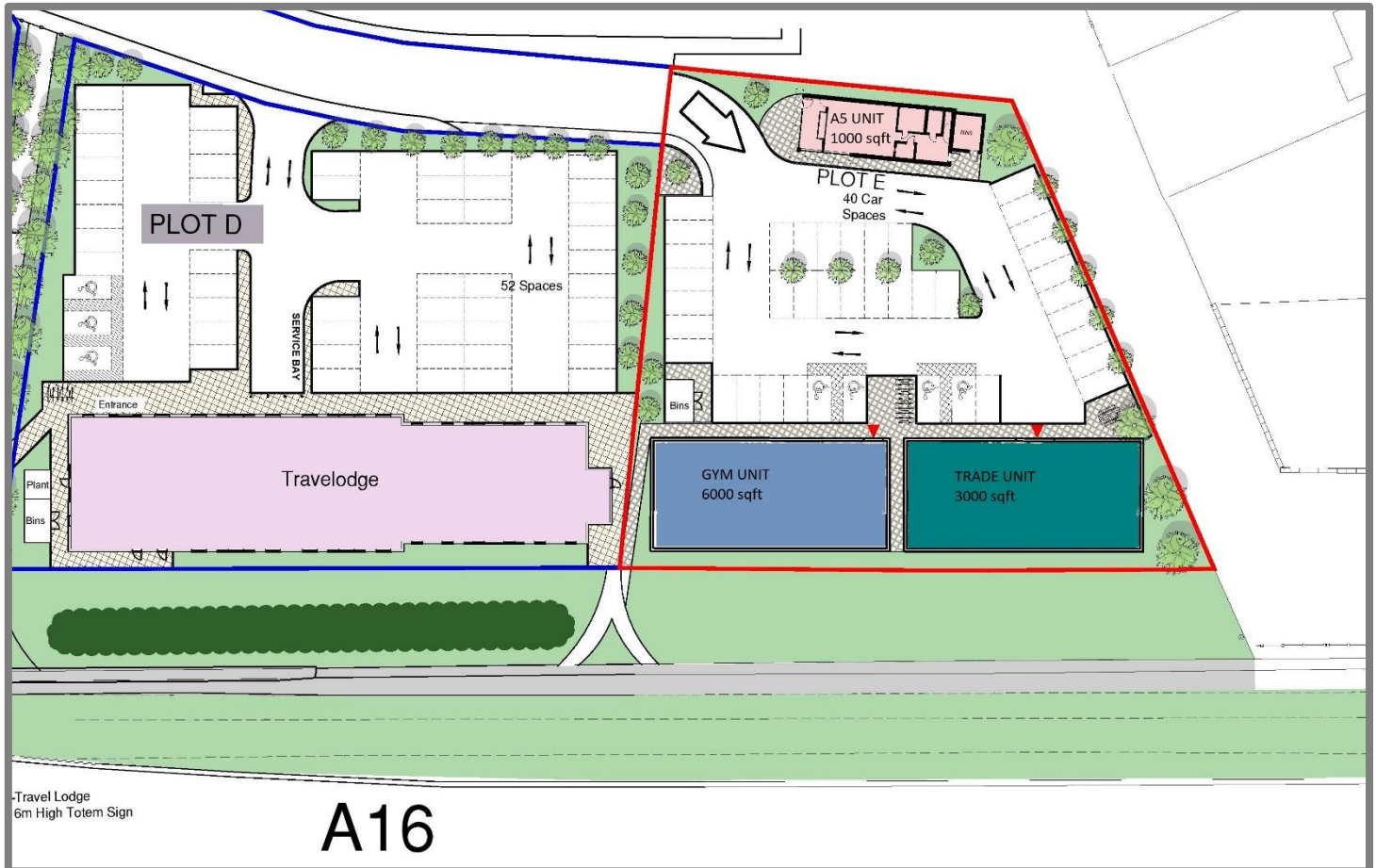


New Units Available for Roadside Services Or Commercial Uses

Plot E | Scott Drive | The Quadrant | Boston | Lincolnshire | PE21 7NH



New Units Available for Prospective Tenants on Busy Roadside Services Site
Adjacent to Newly Constructed Travelodge, Papa Johns and Starbucks
Neighbours Include Burger King, Greggs and Costa Coffee

To Let Leasehold, No Ingoing Premium, Subject to Contract

A5 1,000sqft Unit from £20,000 plus VAT per annum
Trade Counter 3,000sqft Unit £30,000 plus VAT per annum
Two Storey 6,000sqft Unit £60,000 plus VAT per annum

Location...

The bustling market town of Boston is located approximately 115 miles to the north of London on the South Lincolnshire Fens, and has a population of approximately 68,000 residents with a secondary retail catchment area extending to over 230,000 shoppers.

The main trunk road from the A1 in Peterborough is the A16 and this site is located immediately to the west of this trunk road, highly visible from a newly constructed roundabout, with Scott Drive being located off Wallace Way.

The plot forms part of The Quadrant, which is a new housing development of over 500 units under construction extending over a 50 acre site.

This is the last plot of land available on the frontage of the site. Previous newly completed developments include Costa Coffee, Greggs, Burger King, Starbucks, Papa Johns, Travelodge and Enterprise RentACar.

Description...

It is envisaged that the units will be available subject to tenant's specification with agreeing terms.

This brochure shows a provisional scheme showing A5 Takeaway unit extending to provide over 1,000ft² of trading accommodation, a Gymnasium extending to around 6,000ft² and a Trade Counter unit of around 3,000ft².

Offers for alternative uses will also be considered including healthcare, retail and other uses.

Schedule of Proposed Development...

			Asking Rent
2 Storey Gym Unit	6,000ft ²	557m ²	£60,000 + VAT pa
Single Storey Trade Unit	3,000ft ²	280m ²	£30,000 + VAT pa
A5 Unit	1,000ft ²	95m ²	£20,000 + VAT pa

Parking

The units will be set in a surfaced communal parking area.



Service Charge...

The service charge will be levied to cover the cost of insuring and maintaining communal areas.

Building insurance will be charged in addition to cover the cost of the insurance premium.

Lease...

Properties are to be let on new Full Repairing and Insuring leases for a minimum term of 5 years.

Rent will be payable upfront, a contribution taken by the landlord with regards to the preparation of the lease and any associated required block out agreement.

It is envisaged that any agreements for the lease will be signed prior to planning applications with the Local Authority.



Viewing...

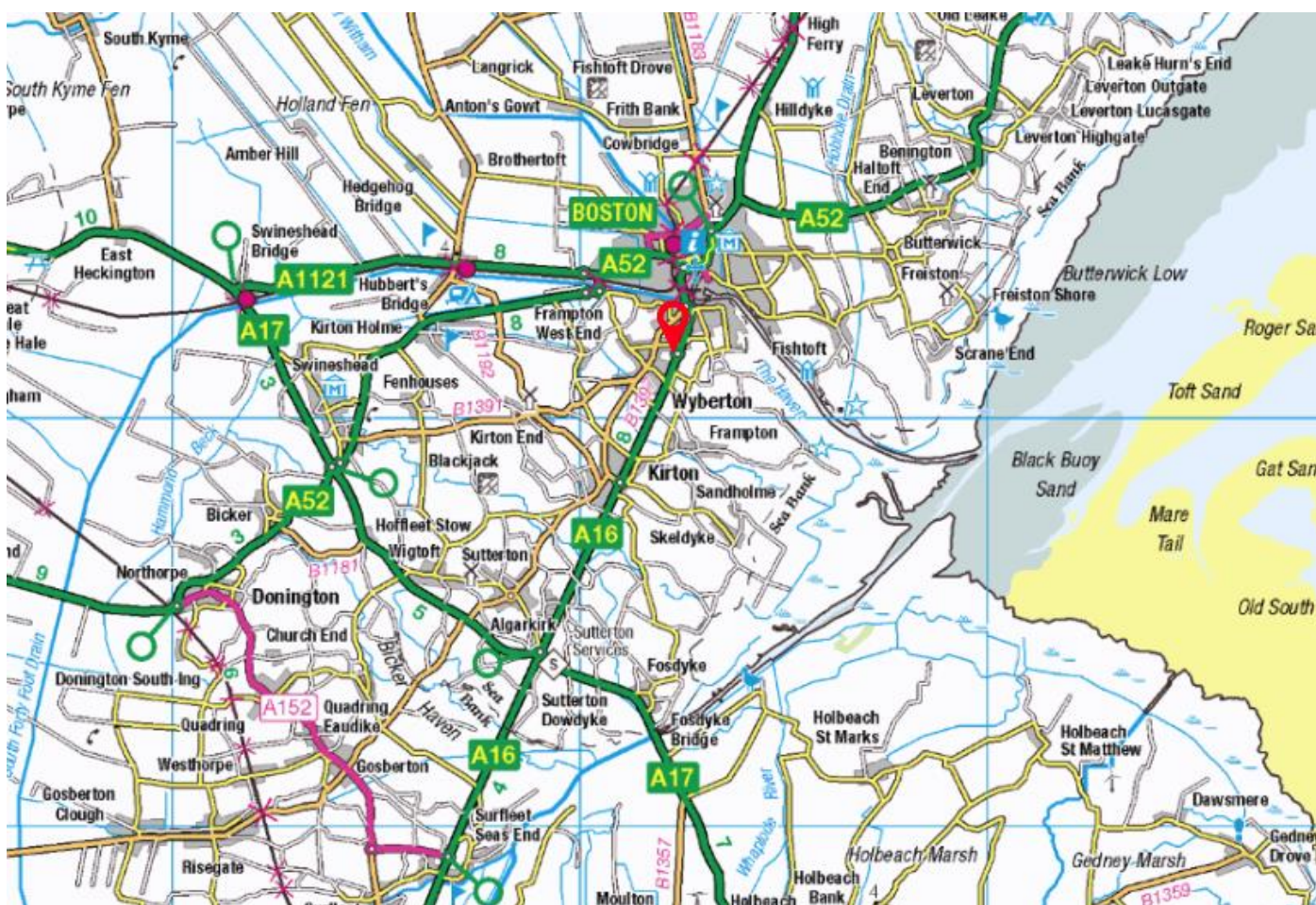
All viewings are to be made by appointment through the agent.

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