

Secure Storage Warehousing Available to Let Extending to 45,556sqft, 4,232sqm on 1.5 acre Site, 0.62 hectares

Unit Q2 | Havenside | Fishtoft Road | Boston | Lincolnshire | PE21 0AH



Located on a Thriving Business Park to the East of Boston
M25 South Mimms 100 miles, Leeds 100 miles, Nottingham 50 miles,
Manchester 100 miles
No ingoing Premium
Ancillary Areas, 1.5 acre Site

Available To Let Leasehold
£75,000 plus VAT per Annum Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com



Location...

The market town of Boston is located approximately 115 miles to the north of London on the South Lincolnshire Fens. The site is located approximately 2 miles to the south-east of the centre of the town across the river from the Port of Boston.

The town has a range of amenities including a large hospital, twice weekly market, strong retail offering and good sports facilities with a number of schools.

The site is located next to the Finn Forest Factory, opposite residential housing on the edge of the town adjoining agricultural land.

Description...

The main building measures internally 95m x 42m approximately, the height at the apex measures 7.9m, providing 42,924sqft, 3,988sqm of accommodation.

To the rear is a store measuring 27m x 8m, providing an additional 2,632sqft, 244.5sqm of accommodation.

Internally the accommodation has been partitioned to provide staff canteen, WCs, locker room, office and workshop.

Lease...

The property is available by way of a Full Repairing and Insuring Lease with no ingoing premium.

Rent will be paid quarterly in advance and be subject to VAT.

A deposit will be held by the landlord equivalent to a quarter of a year's rent paid upfront.

A service charge would be levied for the provision of security, landscaping, calculated at 50p/sqft.

An apportionment of building insurance will be levied by the landlords annually at cost.

Please contact the agent for further details.

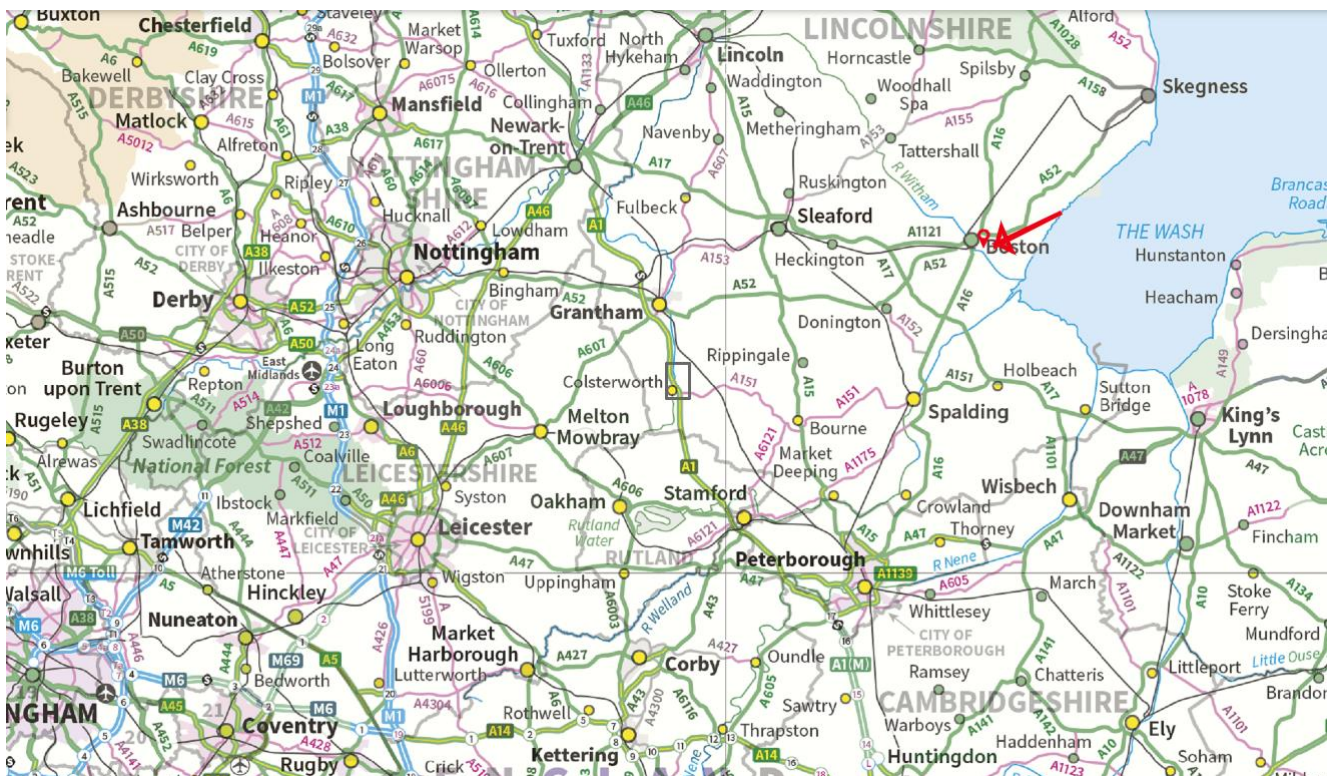
Costs...

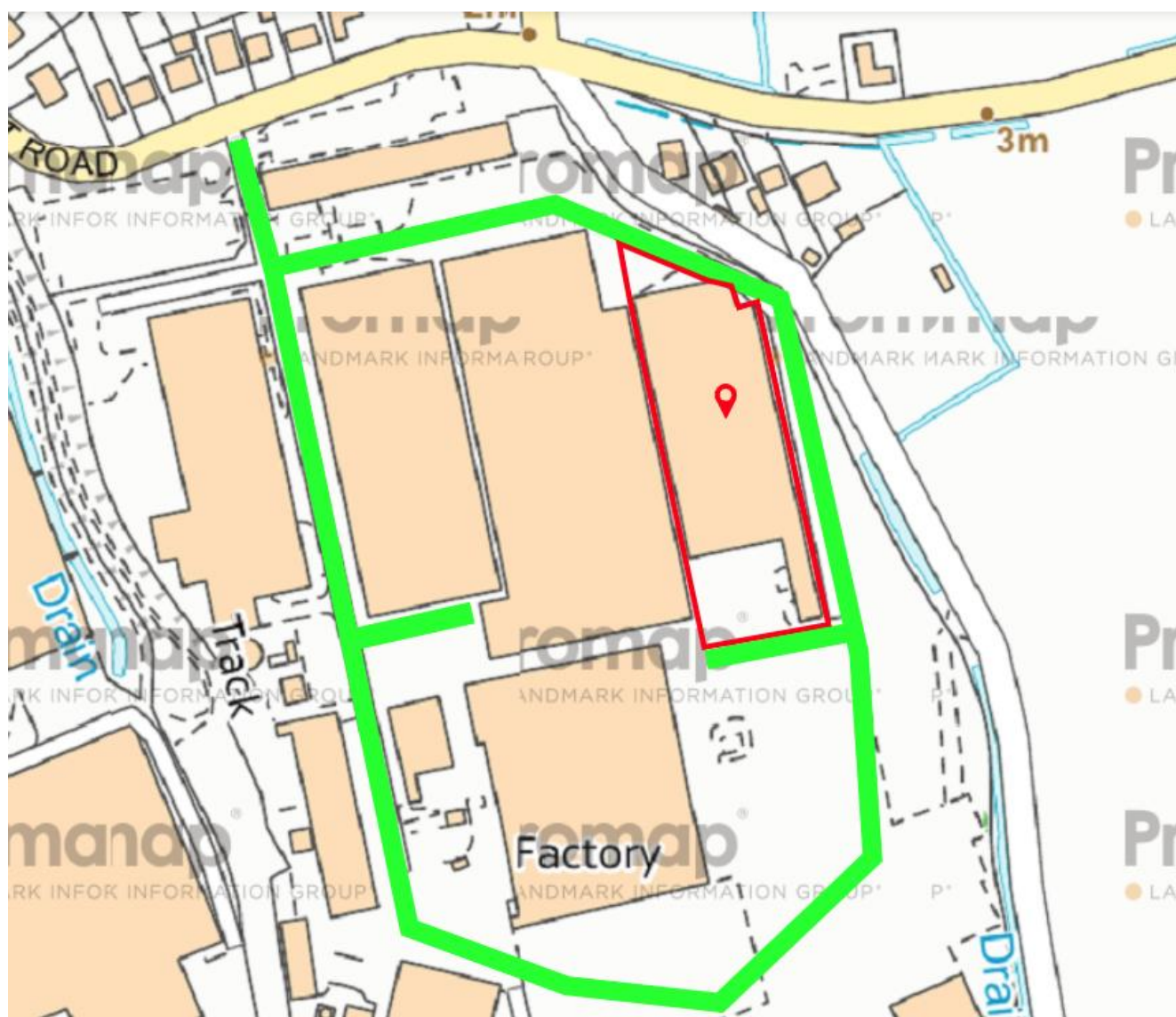
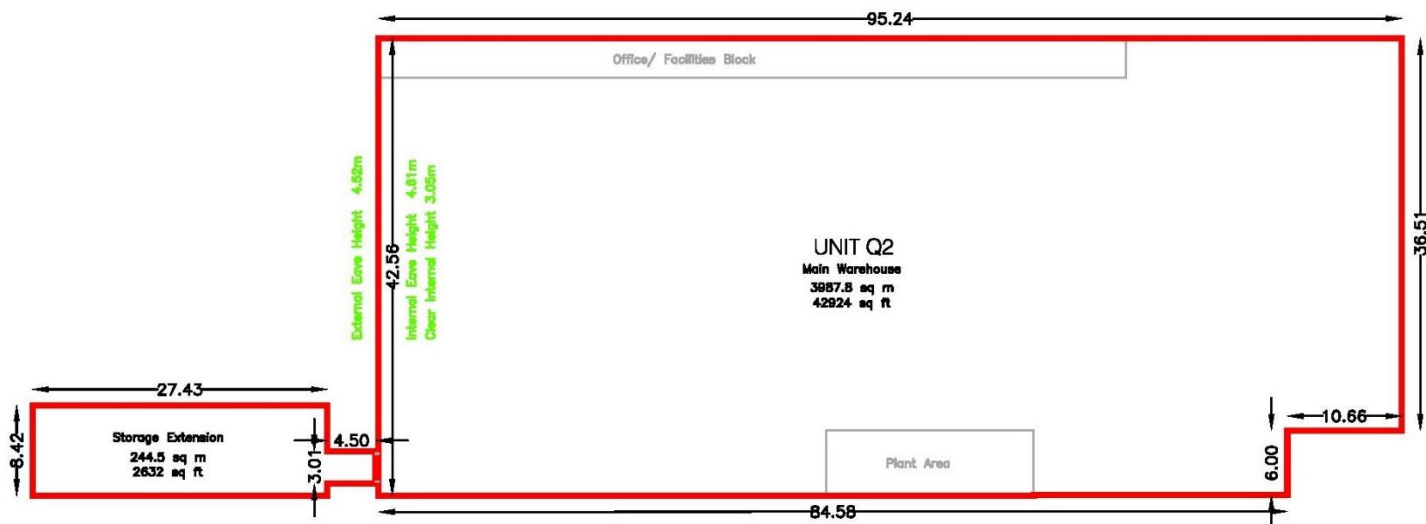
Each party is to be responsible for their own legal costs with regards to any transactions.

Viewing...

By appointment through the joint agents:
Poyntons Consultancy, Boston, Lincolnshire, PE21 6HT
Tel 01205 361694 sales@poyntons.com | poyntons.com

Savills, 18 Low Pavement, Nottingham, NG1 7DG
Tel 0115 934 8171 vktori@savills.com | savills.com





Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded. **Money Laundering Regulations:** Prospective purchasers will be asked to produce identification at a later stage. Dec 2020.

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