

Fully Let Business Park For Sale Freehold 4.15 Acre, 1.68 Hectare Site with Full Occupation

Haven Business Park | Marsh Lane | Boston | Lincolnshire | PE21 7AA



Modern Business Park Highly Efficient Site Suitable for Investors, SIPP'S and SSAS'S with Potential for Capital Growth
Excellent Track Records of Lettings Producing £301,284 per annum
22 Separate Units with 13 Separate Lettings, Ave. Unexpired Lease Term 2.3 Years
Accommodation Extending to Approximately 5,259sqm (56,641sqft) Gross

For Sale Freehold Subject to Existing Agreements
£4.125 million plus VAT Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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



Location...

The bustling market town of Boston has a population of 68,000 residents and is located approximately 100 miles from London, 100 miles from Birmingham, 100 miles from Leeds, 100 miles from Manchester, 50 miles to the west of Nottingham, 35 miles to the south-east of Lincoln.

The town has good rail services to Grantham where there is the main line to London and Edinburgh as well as good road connections through the A16, A17 and A52 trunk roads.

The town has a rich trading history with the Hanseatic League and has an active Port, large hospital, strong retail offering, good sporting facilities and seen one of the largest increases in population in the country over the last ten-year period.

Riverside Industrial Estate is the main industrial area extending to over 200 acres to the south of the town. Haven Business Park is located on the southern perimeter of the estate, accessed by Slippery Gowl Lane.

To the north of the site is a industrial park with a site allocated for Boston's new BAEF Energy project, phase one having already been completed as a Biomass Power Station.

Description...

The multi let Business Park sits on an irregular shaped site extending to 4.15 acres, 1.68 hectares.

The park was originally constructed as 24 individual units. Units 1 and 16 have been sold previously. The remaining 22 units have been let as 13 separate tenancies, with one unit subdivided into individual offices and let as managed office space.

The Business Park is fully let, there being a waiting list for space. The sellers occupy 2 offices and units 8, 9, 10, 11 and 20, and will sign a new 3-year lease at market terms on completion.

The estate road is privately owned and access is from the south. Four spur roads complete the circulation for the rest of the park.

Units 2 and 3 are individually built as detached units. The remainder of the units comprise 7 terraced steel portal frame buildings with insulated cladding panels and an internal eaves height of 4.5m.

Completion of the estate was approximately 15 years ago with an average unit size being around 2,500sqft.

Tenancy...

The units are on individual commercial agreements. The basic estate rent has been set at £4.50/sqft therefore the estate has potential for capital growth.

Communal services such as lawn cutting, drainage and CCTV are covered by a service charge levy invoiced annually.

Buildings insurance is levied annually to the tenants. A specimen lease is available on request, the leases being on full repairing and insuring terms.

Tenure...

The estate is available freehold, subject to the benefit of the existing occupation leases.

Note...

There is a right of access over the site to the adjoining property to the east.

Management...

The property has been managed by the current owners and management accounts are available subject to interested parties only.

Outgoings...

The units are individually rated with all occupiers responsible for their own utilities and Business Rates.

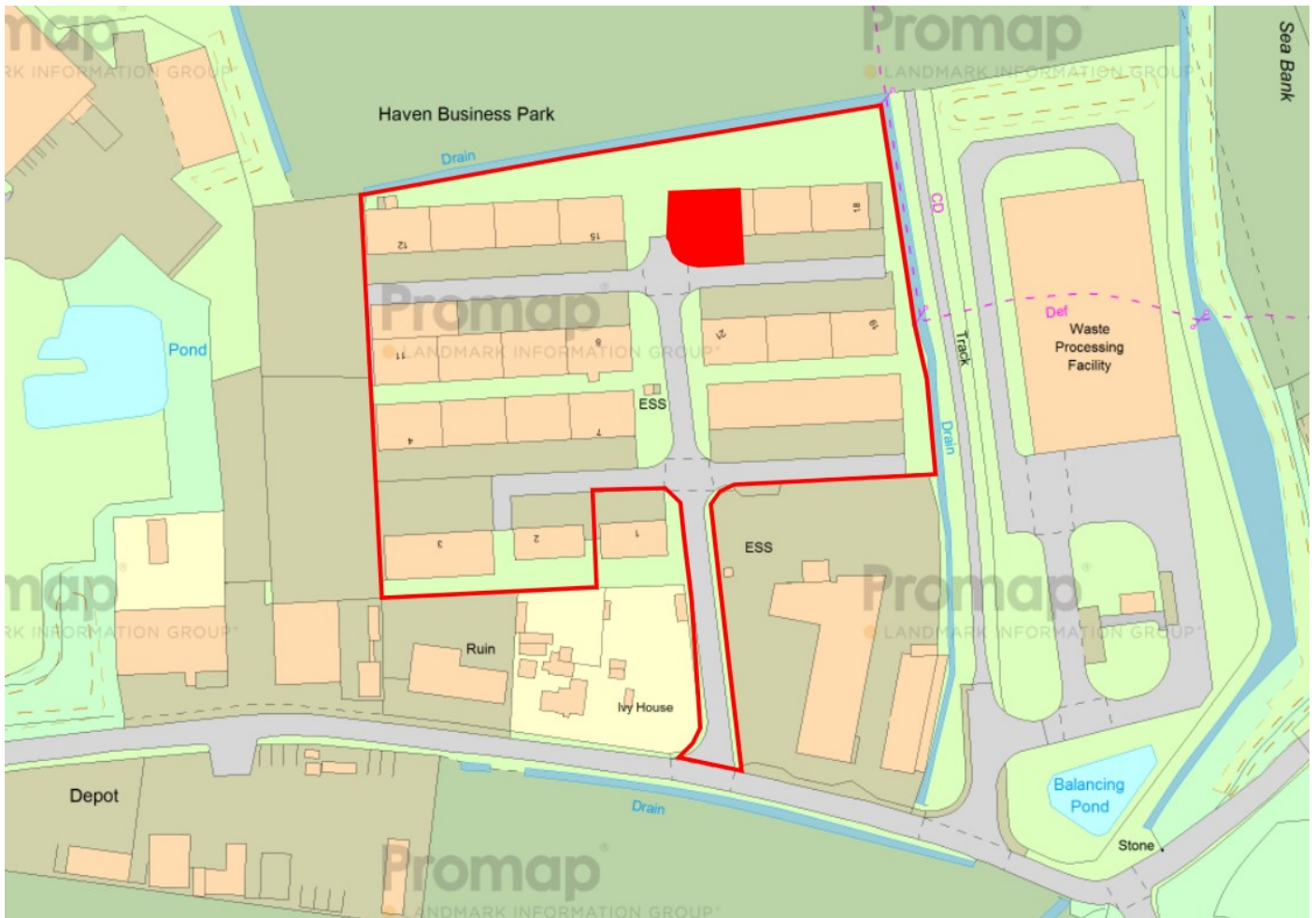
EPC...

EPC's are available on request. Units range from E123 to C73.

Viewing...

Prospective purchasers are advised to contact the agent in the first instance to organize viewings.
sales@poyntons.com | poyntons.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.

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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



Tenancy Schedule - Dec 2021

poyntons.com

Unit	Unit Footprint SQFT	Unit Footprint SQM	EPC	Tenant	Lease Term	Lease Start	Deposit	Rent (£/pa)	Service Charge pa	Insurance Rent pa	RV
UNIT 1	SOLD										
UNIT 2	2,000	186	D98	UNPLUGGED (REG. CHARITY)	5YRS	10/03/2016	N	£9,000	Y	Y	£6,500
UNIT 3	4,060	377	D92	ROLEC	5YRS	01/06/2021	N	£24,000	Y	Y	£16,500
UNITS 4-6	8,320	771	D87,D72	ROLEC	5YRS	01/06/2020	Y	£37,498	Y	Y	£27,500
UNIT 7 - OFFICE SUITE											
OFFICE A	256	24	D95	HINA ALI AHMED	LICENCE	01/05/2019	Y	£4,500	INC	INC	£1,675
OFFICE B	250	23	D95	HINA ALI AHMED	LICENCE	01/05/2019	N	£4,500	INC	INC	£1,875
OFFICE C	155	14	D95	KALAS PACKAGING	3YRS	25/08/2021	N	£3,000	INC	INC	£1,300
OFFICE D	155	14	D95	KALAS PACKAGING	3YRS	25/08/2021	N	£3,000	INC	INC	£1,125
OFFICE D	155	14	D95	NJS SAFETY LTD	LICENCE	01/06/2019	Y	£3,000	INC	INC	£1,125
UNIS 8-11	11,700	1,087	D92	KALAS PACKAGING	3YRS	25/08/2021	N	£64,762	Y	Y	£43,000
UNITS 12-15	9,690	900	D95	PARKINSONS	5YRS	01/01/2020	Y	£56,244	Y	Y	£38,500
UNIT 16	SOLD								Y		
UNIT 17	3,360	312	D90	RIVIERA	5YRS	25/06/2015	Y	£13,332	Y	Y	£13,000
UNIT 18	1,690	157	D83	CALVERTON GREEN	5YRS	01/06/2017	Y	£6,948	Y	Y	£6,500
UNIT 19	2,420	225	E123	DAINIUS	5YRS	01/09/2017	Y	£11,250	Y	Y	£9,400
UNIT 20	2,420	225	E123	FENFIELDS (KALAS PAKAGING)	3YRS	25/08/2021	N	£11,250	Y	Y	£9,100
UNIT 21	2,420	225	E123	ADVANCED ROOFING	5YRS	01/01/2020	Y	£14,000	Y	Y	£11,750
UNIT 22	2,530	235	C73	GLOBAL ASSET MANAGEMENT	5YRS	01/05/2019	Y	£11,250	Y	Y	£9,400
UNIT 23	2,530	235	C73	GLOBAL COMMUNICATIONS	5YRS	01/05/2019	Y	£11,250	Y	Y	£9,400
UNIT 24	2,530	235	C73	KIRTON CARAVAN STORAGE	10YRS	10/01/2021	Y	£12,500	Y	Y	£9,400
	56,641	5,259									
						TOTAL	£42,612	£301,284	£19,727	£20,735	

poyntons.com

poyntons consultancy

PROPERTY MARKETING SPECIALISTS

01205 361694

www.poyntons.com

sales@poyntons.com



RICS