

Light Industrial Workshop/Business Unit Available To Let on New Lease with No Ingoing Premium

Unit 2 | 10 Manor Road | Kirton | Boston | Lincolnshire | PE20 1PH



Clear Span Unit Extending to 160sqm, 1,775sqft Located in a Secure Compound Outside a Popular Village Close to the A16 Trunk Road with Excellent Links to the East Midlands and East Anglia
40sqm, 500sqft of First Floor Offices, Kitchenette and WC

Available To Let Leasehold
£12,500 pa plus VAT Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

The bustling market town of Boston boasts one of the fastest expanding populations in the East Midlands with a population changing from around 55,000 in 2001 to around 72,000 residents or more today.

The town has a thriving economy relating to the surrounding rich fertile agricultural land, the port, a large 391 bed hospital and various local government administrations.

The historic market place dates back to the construction of Boston Stump which is approximately 714 years old and has a twice weekly market granted by a charter in 1555 by King Henry VIII.

The town enjoys historic links with Eastern Europe through the Hanseatic League and is currently experiencing another period of rapid growth with the construction of over 1,000 houses and a number of large infrastructure projects including; construction of 2 power stations, provision of 3 underground cables connecting offshore wind farms to The Grid, the proposed nearby 1,500 acre Helpingham Reservoir as well as other associated schemes.

Kirton is a large village located to the south-west of the town off the A16 trunk road with a population of around 5,000 residents.

Manor Road is located just off the old A16 trunk road, London Road, the property being located within an established industrial site in a secure compound.

Accommodation...

Main Unit.....18.5m x 8.7m, 160sqm, 1,775sqft
Having roller shutter door, personnel door, windows, Internal Eaves Height of 5m.

Stairs lead to the first floor where there are offices over the adjoining unit.

Office.....6.4m x 6.2m, 40sqm, 500sqft

Kitchenette.....2.5m x 1.8m, 4.5sqm, 48sqft
Having a full range of kitchen units.

WC

Having low level WC.



Tenure...

The property is available by way of a new Full Repairing and Insuring lease with a minimum term of 3 years.

A deposit of a quarter of a year's rent will be held by the landlord with a contribution by the tenant to the landlord's reasonable legal fees with regards to the preparation of the lease up to £1,000 plus VAT.

Outgoings...

The tenant will be responsible for all utilities and rates for the unit.

EPC...

The property has an Energy Performance Asset Rating D80, full details are available on request.

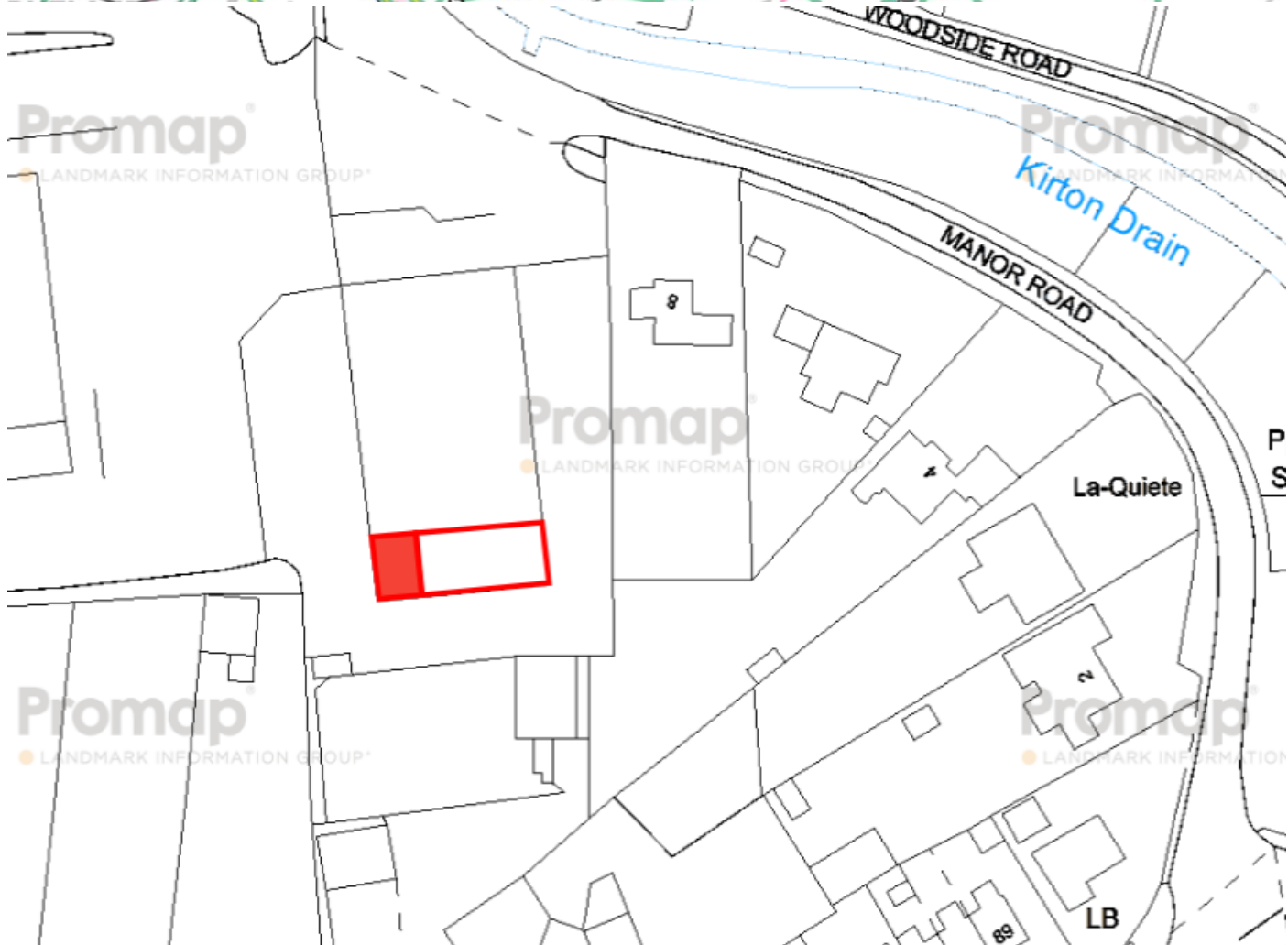
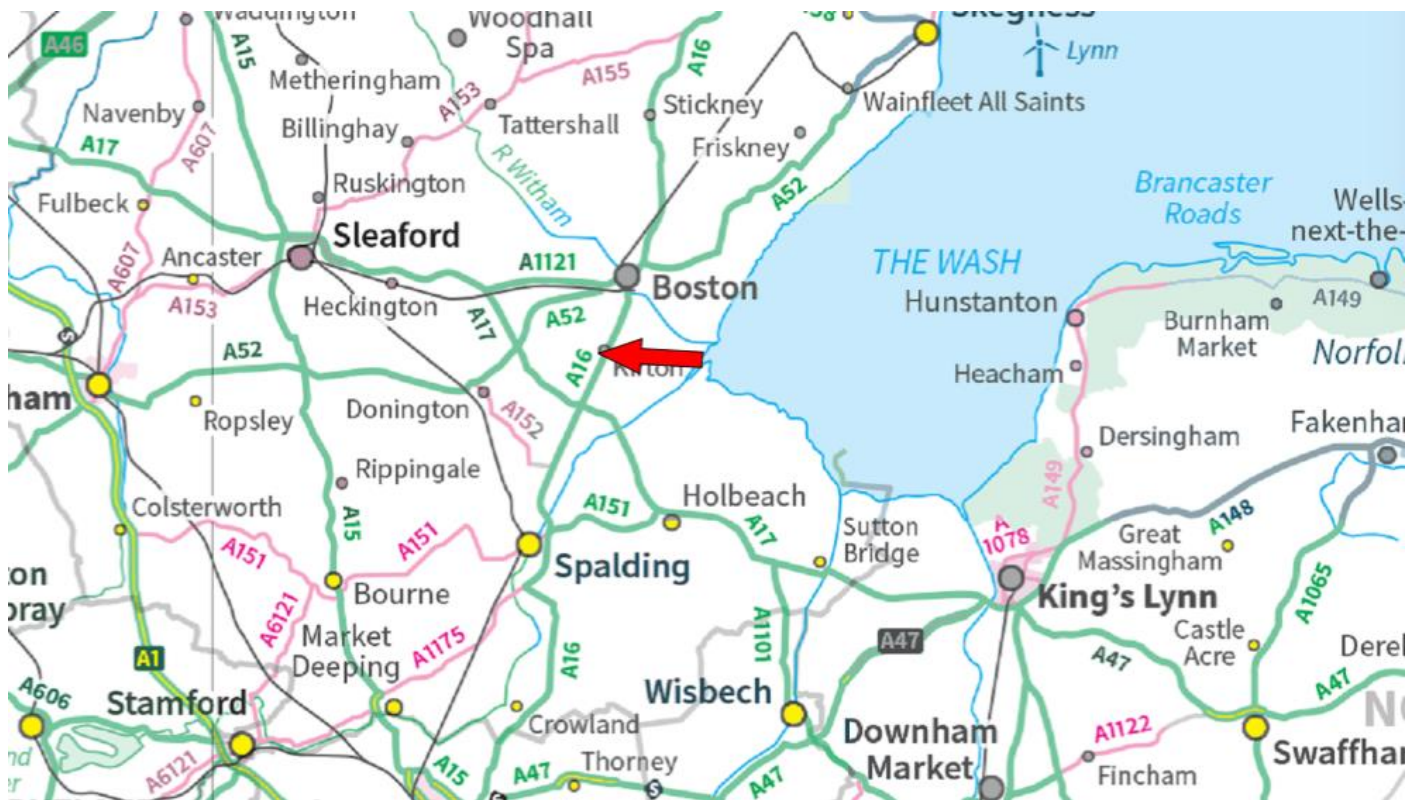
Viewing...

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

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