

Prominently Located on Marsh Lane Business Park Motor Vehicle HGV Repair Workshop with Storage Yard Available March 2020 Due to Relocation

Commercial Premises | Marsh Lane | Boston | Lincolnshire | PE21 7RP



Modern High Eaves Workshops on 0.25 ha, 0.63 acre Site with HGV Parking
Workshop Extending to 333sqm, 3,584sqft with 5m Internal Eaves
Additional 139sqm, 1,496sqft of Office, Ancillary and Mezzanine Accommodation
Total Accommodation Extends to 472sqm, 5,080sqft

Available To Let Leasehold on New FRI Terms
£25,000 per annum plus VAT Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

The busy market town of Boston has a population of approximately 68,000 residents and is located approximately 115 miles to the north of London.

Road links comprise the A52 and A15 trunk road with the A16 trunk road running nearby.

The property is located to the south of the town centre on an established business park with nearby neighbours including Snowflake, Audi, Honda, R F Parkinson, Coveris and other national occupiers.

Accommodation...

4 high roller shutter doors give access to the Main Vehicle Workshop with an internal eaves height of 5m.

A separate customer side entrance gives access to: Reception Area.....7.4m x 2.8m
With electric heater. A serving counter gives access through to:

Storeroom.....10.7m x 5.6m
With rear exit.

From reception a door to a lobby gives access to:

Office No. 1.....3.5m x 2.4m
Having access to the Storeroom and Workshop.

Office No. 2/Kitchen.....16.8m x 2.9m
Having small kitchenette.

A corridor leads to 3 WCs.

A doorway leads from the main workshop to:

Office No. 3.....2.8m x 4m

Stairs from the rear of the workshop lead to the mezzanine level and staff canteen.



Schedule of Accommodation...

Workshop and Stores Internal Floor Area	333sqm	3,584sqft
Offices and Ancillary Accommodation	73sqm	786sqft
Mezzanine	66sqm	710sqft
Total GIFA	472sqm	5,080sqft

Outside...

A concrete apron gives access to the side yard extending to provide a useful storage space or vehicle display space, the property having return frontage to Lealand Way.

Services...

The property benefits from main services including gas and currently has installed a warm air gas blow heating system in the main workshops with electric heating to the offices.

Outgoings...

The property has a Rateable Value of £14,250.

EPC...

The property has an Energy Performance Asset Rating D86. Full details available on request.

Viewing...

By appointment through the agent.

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