

Industrial Units and Warehousing Available To Let Large Incentives Available

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



4 Industrial Units Available Immediately
Extending from 452sqm, 4,864sqft to 5,918sqm, 63,703sqft
A Total of 11,310sqm, 121,740sqft of Accommodation

Individual Units Available To Let Leasehold
Price POA - All Enquiries welcome

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...

These are the final five remaining industrial units/warehouses available on the former Fogarty's factory site. The remainder of the site is let for warehousing and production.

The units which are available comprise a pair of clear span steel frame industrial buildings, a former sewing factory which could be converted to comprise a clear span production area, two small units which are former engineering works and a pair of stores.

Schedule of Accommodation...

Unit G2 Warehouse				
IEH 4.8m	63,703ft ²	5,918m ²	£95,000 pa + VAT	£89,072
	EPC - E102			
Unit Q2 Warehouse				
IEH 4.0m	45,556ft ²	4,232m ²	£75,000 pa + VAT	£75,250
	EPC - C63			
Unit D2 Stores				
IEH 3.2m	4,864ft ²	452m ²	£20,000 pa + VAT	£6,148
	EPC - E112			
Unit W3 Engineering Workshops				
IEH 2.4m	7,618ft ²	708m ²	£25,000 pa + VAT	£12,765
	EPC - D84			

Outgoings...

Ingoing tenants will be responsible for all outgoing including utilities and Business Rates. A service charge will be levied for each unit to cover the cost of maintaining the estate, security and communal lighting. In addition to which, buildings insurance will be levied for each unit recoverable by the landlord.



Environmental and EPC...

Environmental Phase 1 and 2 environmental assessments dated 2004 are available on request. All EPCs are available on request.

Tenure...

The units are available by way of new Full Repairing and Insuring Leases. Incentives are available to suitable tenants including long rent free periods.

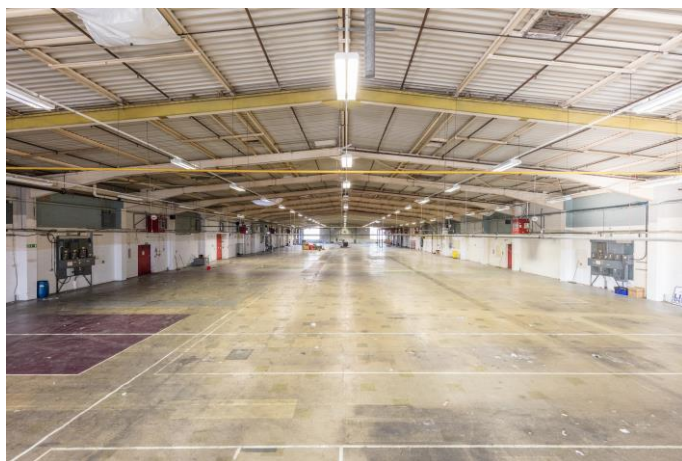
Costs...

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





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