

Attractive Modern Industrial Warehousing Unit Available Immediately Located in a Secure Compound with Parking

Unit 1 Plover Close | Bittern Way | Riverside Industrial Estate | Boston | PE21 7RQ



Accommodation Extending to Provide 390sqm, 4,165sqft
4.3m Internal Eaves Height, Mezzanine Storage Area
Attractive Reception Area with WCs
Full Garage Equipment Available by Separate Negotiation

Available To Let Leasehold
£14,500 per annum Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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



Location...

The bustling market town of Boston is located approximately 115 miles to the north of London on the South Lincolnshire Fens.

It is connected to the rail network with trains to Grantham connecting to the main line between London and Edinburgh.

Lincoln is 35 miles to the north-west, Nottingham 45 miles to the west and King's Lynn 30 miles to the east.

Riverside Industrial Estate is located to the south-east of Boston with good road links to the A16 trunk road connecting Boston to Peterborough and London beyond.

The property is located within the main industrial estate off Plover Close.

Description...

Reception Area.....14.1m x 3.9m
Including waiting area with customer WCs.

WC

Having modern suite attractively fitted.

Doorway through to

Main Workshop.....21.4m x 18m
Dimension includes mezzanine storage area which is 6m deep, roller shutter door to shared yard, high impact concrete floor, internal eaves height 4.3m.

Stairway to Mezzanine Storage Area.....18m x 6m
WCs

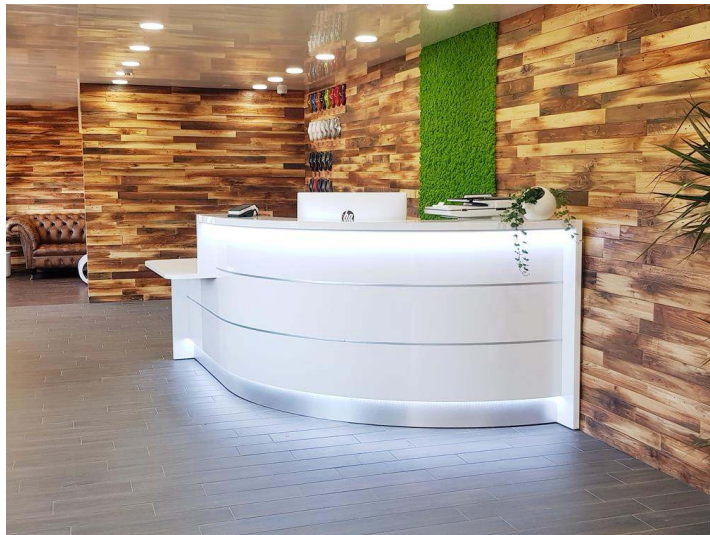
Small kitchenette

Paint store

Outside...

To the front of the unit is an enclosed gated parking area.

Access to the workshop is via the side roller shutter door over a shared yard.



Tenure...

The property is available by way of a new 3 year lease on Full Repairing and Insuring terms. Rent will be paid quarterly in advance.

The tenant will be responsible to lodge a deposit the equivalent of a years rent with the landlord. The tenant will be required to contribute £750 plus VAT towards the reasonable legal fees if appropriate.

Outgoings...

The property has a Rateable Value of £13,250 per year thereby benefitting from partial rates exemption.

EPC...

The property has an Energy Performance Asset Rating C69. Further details are available on request.



Viewings...

By appointment through the agent.

Poyntons Consultancy.

24, 26, 28, South Street,
Boston, Lincolnshire, PE21 6HT
01205 361694

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

