

# Industrial Unit on the West Side of Boston Available To Let Immediately

Unit No. 1 | Benton's Bridge | North Forty Foot Bank | Boston | Lincolnshire | PE21 8JS



Economical Space Available Extending to 623sqm, 6,700sqft  
Useful Concrete Apron, 3 Phase Available  
Includes Office, Small Kitchenette, WC

Available To Let Immediately  
£12,500 per annum plus VAT Subject to Contract

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

**01205 361694**  
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## Location...

The market town of Boston has a population of approximately 68,000 residents and is located on the South Lincolnshire Fens, approximately 115 miles to the north of London, 35 miles to the south-east of Lincoln, 30 miles to the west of King's Lynn and 17 miles to the east of Sleaford.

The property is located on the west side of town in a rural area approximately ¼ mile to the north of the Dabsi Stadium, with good road access to the Boardsides, Sleaford, A16 and A17.

## Description...

The property comprises a semi-detached industrial unit with a concrete apron.

A sliding door with separate pedestrian access leads to the Main Production Area 35m x 17.8m, 623sqm, 6,700sqft approximately with a minimum internal eaves height of 2.5m.

Within this area is a partitioned office and ancillary accommodation comprising Office, 3.6m x 2.4m and Office/Kitchen 3.5 x 3m, having a sink and cupboards.

## Tenure...

The property is available by way of a new lease. The incoming tenant will be expected to contribute towards the landlord's reasonable legal fees for the preparation of the lease up to £750 plus VAT. Please contact the agent with regards to more details relating to the lease arrangement.

## Outgoings...

The utilities are shared with the neighbouring unit and by the landlord. The property has a Rateable Value of £8,600, therefore qualifying businesses may be eligible for 100% rates relief.

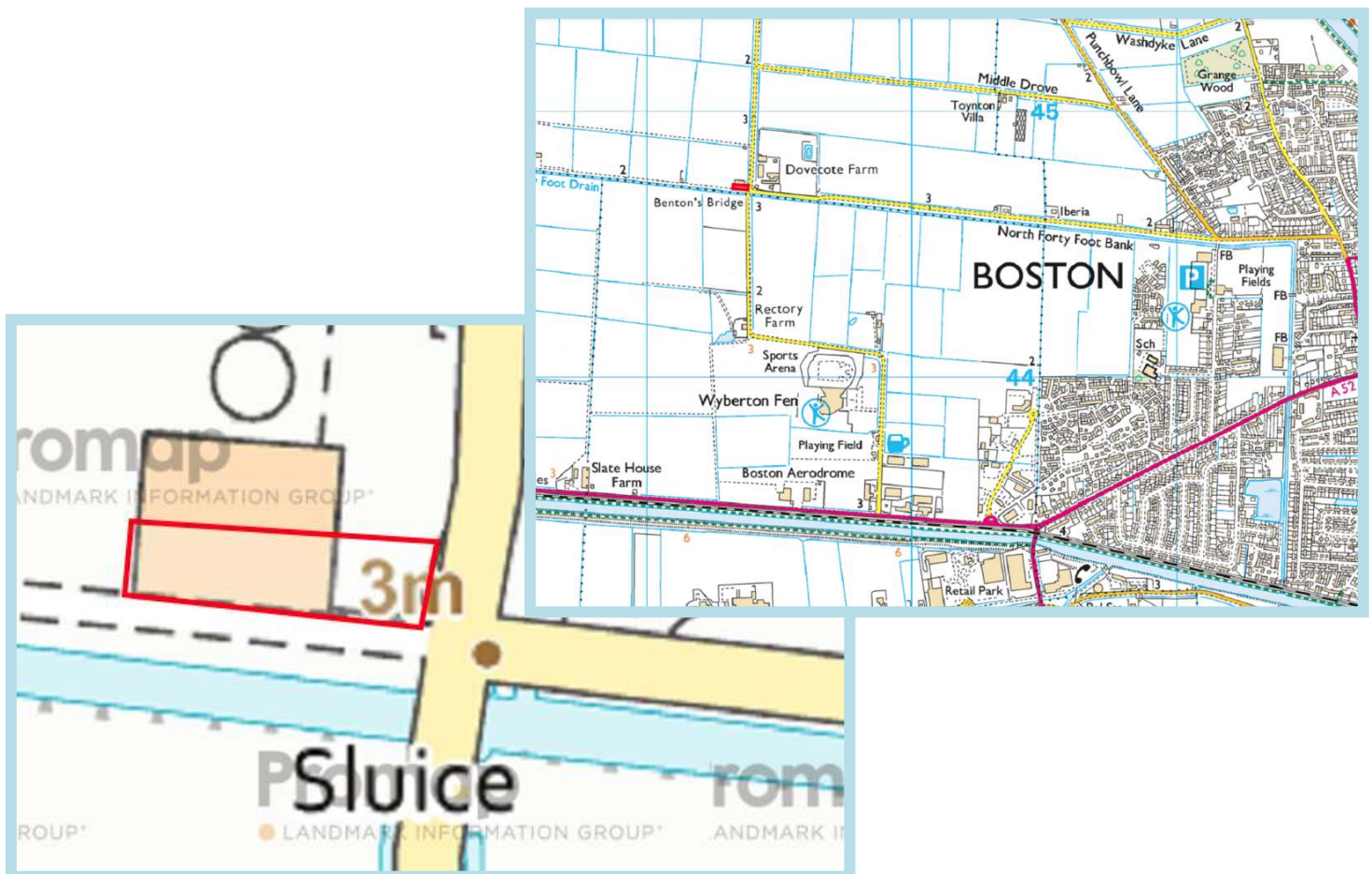
## Services...

It is believed that Broadband is available in the area.

## Viewing...

By appointment through the agent.

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