

# Freehold Industrial Unit For Sale Freehold with Vacant Possession, Popular Estate Location

Unit 1 | Nursery Road | Boston | Lincolnshire | PE21 7TN



Clear Span Industrial Unit Extending to 2,400sqft with Internal Eaves Height of 5.2m, 17ft

Gross Internal Floor Area 223sqm with Offices, WC and Parking

Site Extending to Approximately 0.2 acres

For Sale Freehold with Vacant Possession  
£135,000 (No VAT) Subject to Contract

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

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

The town of Boston has a population in excess of 68,000 residents and is located on the South Lincolnshire Fens approximately 115 miles to the north of London.

The town is 35 miles to the south-west of Lincoln, 50 miles to the east of Nottingham and 35 miles to the west of King's Lynn.

The town is serviced by the A16, A17, and A52 trunk roads and has a rail connection to Grantham where there is the north/south mainline connecting London to Edinburgh.

Nursery Road is an industrial estate off Marsh Lane Riverside located approximately 1 mile to the south-east of the town centre.

Neighbouring properties include other commercial users including engineering workshops, warehousing, motor trade, recycling and other uses.

The property is located at the end of a terrace of units of a similar nature.

### Description...

A pedestrian doorway leads to the double-glazed entrance hall.

#### Entrance Hall

**Office**.....3m x 3m, 9.1sqm  
Having laminate flooring.

#### WC

Tiled, low level WC, pedestal hand basin.

**Kitchenette**.....3.2m x 1.4m and 1.6m x 1.5m, 7.2sqm  
L-shaped with a range of units, space for domestic appliances, stainless steel sink.

**Warehouse Unit**.....17.5m x 12.7m, 222sqm total  
Having a roller shutter door.

### Services...

Mains water, electricity and drainage are connected. Three phase electricity is supplied. There is an alarm system fitted.

### Outgoings...

The property has a Rateable Value of £6,000 therefore qualifying businesses may be eligible for 100% rates relief.

### EPC...

The property has an Energy Performance Asset Rating G157. Full details are available on request.

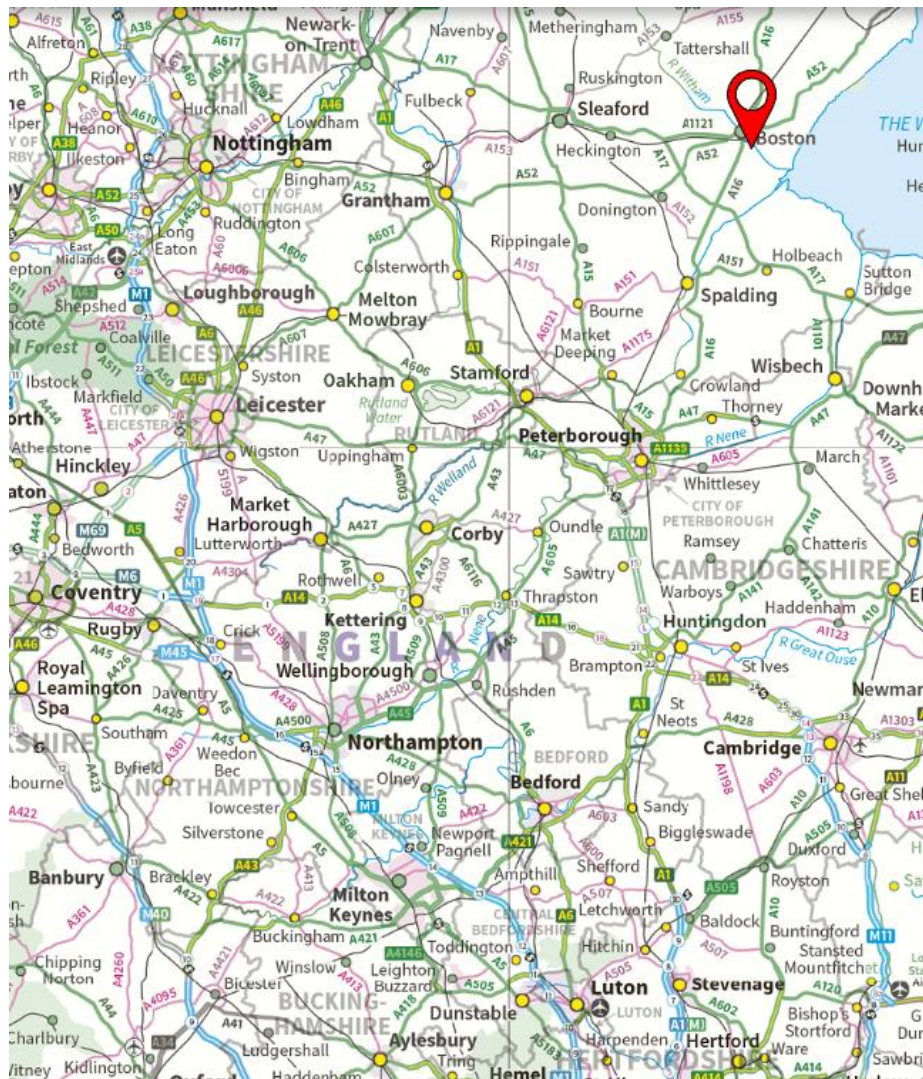
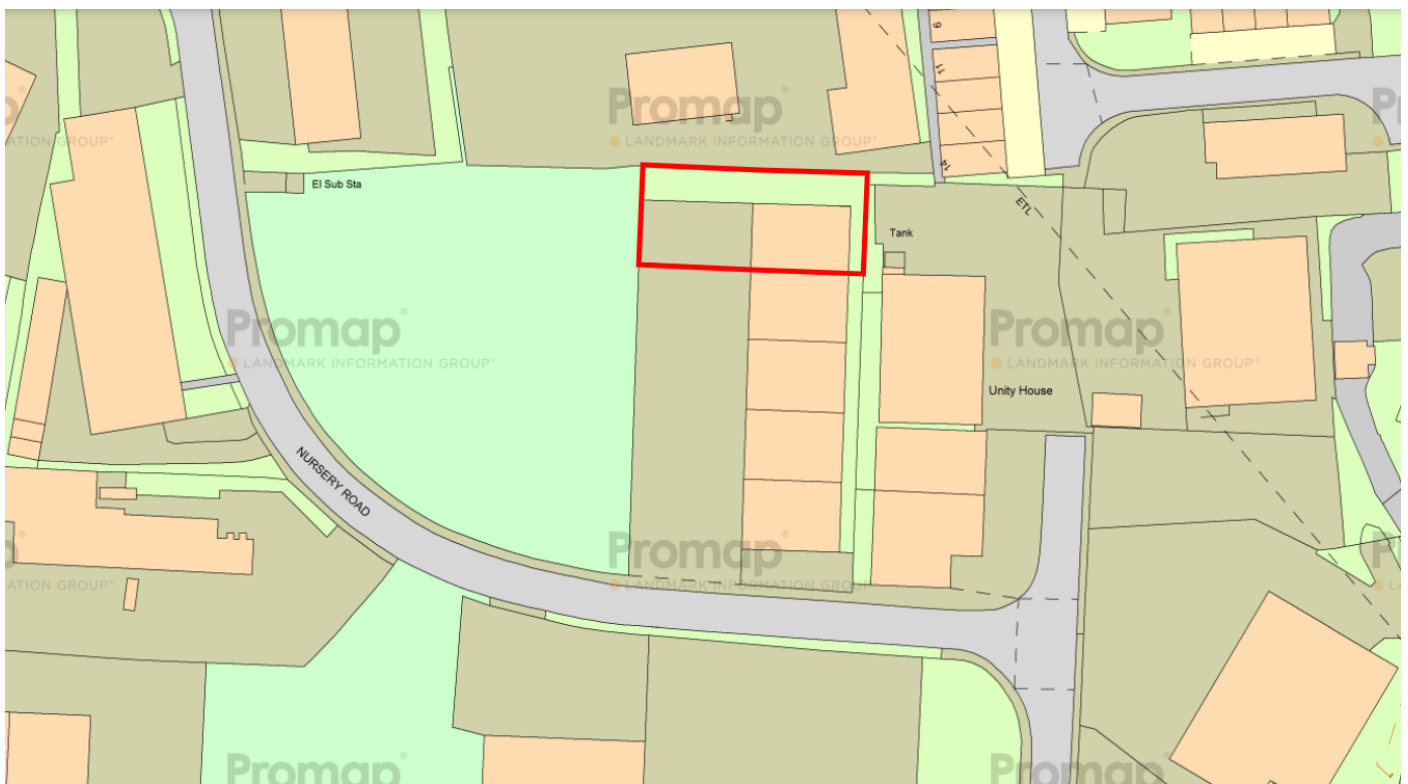
### Viewing...

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

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