



**Boston West Business Park, Sleaford Road, Boston
PE21 8EG**

#1228227/2025F



**BTG
Eddisons**

BOSTON WEST BUSINESS PARK

SLEAFORD ROAD, BOSTON, PE21 8EG



Agreement

To Let



Detail

Large versatile unit previously fitted out as a gym, which could be suitable for a wide range of other uses, including restaurant, retail, trade counter, healthcare and offices.

The successful and highly regarded Boston West Business Park, is located in a high profile, easily accessible location offering plentiful free on-site parking, making it ideal for this wide variety of commercial uses.



Rent

£12.50 per sq ft



Size

Building extends to circa 845 sq m (9,100 sq ft)
Capable of sub-division from a minimum of 139.30 sq m (1,500 sq ft) upwards

Site area circa 0.33 hectares (0.82 acres)



Location

Boston, PE21 8EG



Property ID

#1228227/2025F

For Viewing & All Other Enquiries Please Contact:



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Property

The property comprises a substantial building that has most recently been used as a gym, but is now available as a whole or can be sub-divided into units of upwards of 1,500 square feet. Plans showing how the accommodation could be 'carved up' are available on request.

The property forms part of the successful and highly regarded Boston West Business Park, which comprises a wide range of office, medical and retail uses, occupying a prominent and easily accessible site within Boston town centre, with an on-site parking provision for around 100 free parking spaces. The unit is capable of accommodating a mezzanine, having a working height of just over 4.5 metres.

Link to 3D Matter Port is set out below:

<https://my.matterport.com/show/?m=BqokxSpuW54>

The town lies around 35 miles south east of Lincoln, 25 miles north east of Peterborough and offers good road links to the rest of the Country via the A16 and A17 trunk roads, which run either side of the town centre or are accessible close by.

Accommodation

The property has a Gross Internal Area (GIA) of circa 845 square metres (9,100 square feet) and is capable of being sub-divided into units upwards of 1,500 square feet (139.3 square metres). Further details can be provided in due course.

The site extends in total to circa 0.33 hectares (0.82 acres).

Energy Performance Certificate

Rating: B35 (valid until July 2033)

Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries).

Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

| | |
|----------------------------|------------------------|
| Charging Authority: | Boston Borough Council |
| Description: | Gym and Premises |
| Rateable Value: | £81,000 |

In the event of the property being subdivided then the rateable value will need to be re-assessed.

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **To Let** either as a whole, or can be sub-divided into smaller units. The lease/leases will be granted on the equivalent of Full Repairing and Insuring terms by way of a service charge, the full details of which will be confirmed in due course.

The minimum term will be for 3 years, or can be granted for multiples thereof, subject to rent review at regular intervals.

Whilst a letting of the space would be preferred, consideration may be given to the sale of the property. Further details can be provided in due course.

Rent

£12.50 per sq ft per annum exclusive

VAT

We understand the property is elected for VAT and, therefore, this will be payable in addition to the rent at the prevailing rate.

Legal Costs

The ingoing Tenants will be responsible for the Landlords' reasonable legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

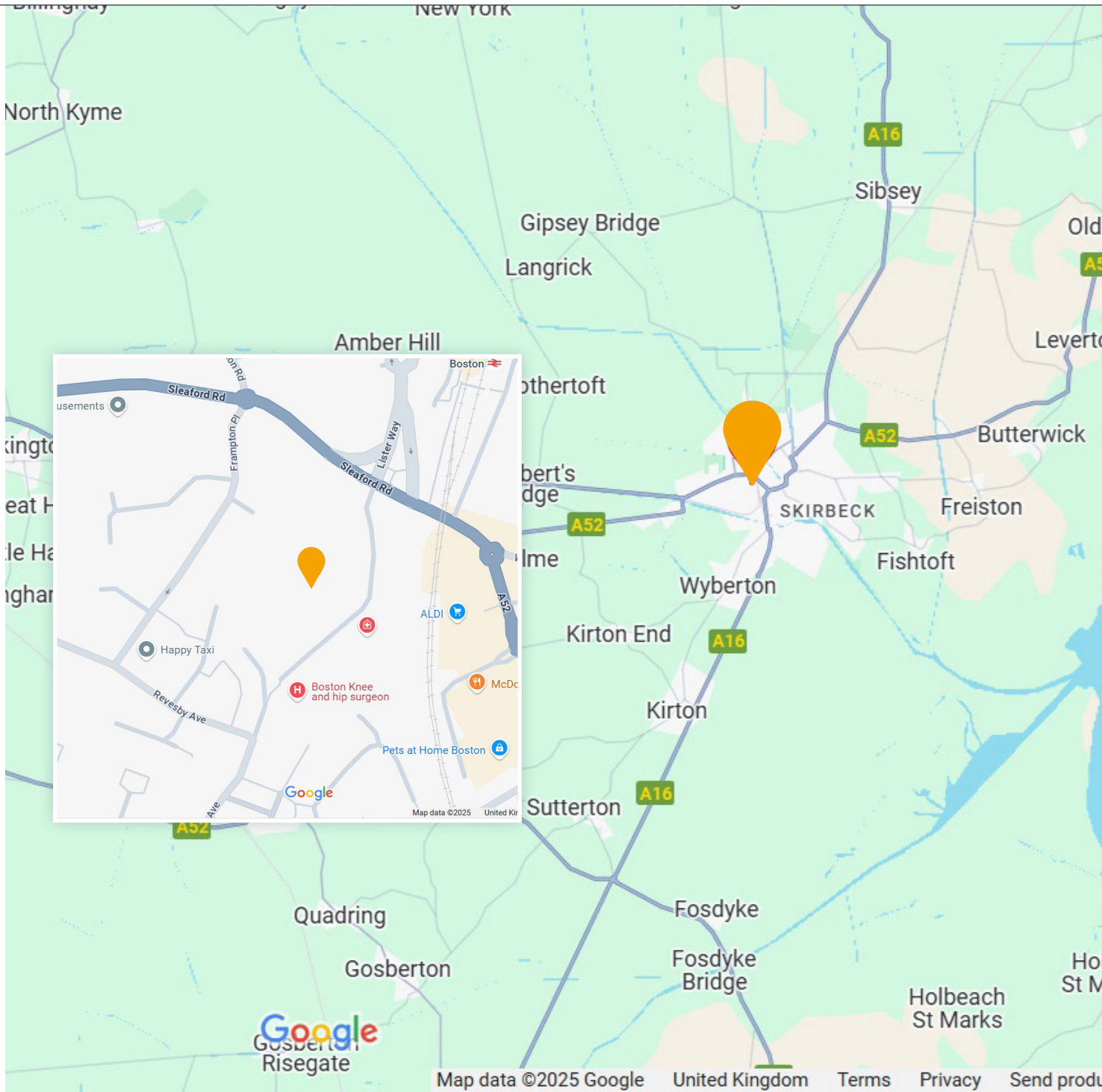
Location

The property occupies a prominent position to the west of Boston Town Centre, close to a wide variety of national multiples, including McDonalds, Aldi, Currys and Halfords.

To the north, there is a large Asda superstore directly opposite the entrance into the Business Park. The town's bus and train stations are also situated a short walk to the north. Other occupiers within the Boston West Business Park include the Sidings Medical Practice, Boston West Hospital, a pharmacy, children's day nursery and The Boston Dialysis Centre.

The Business Park fronts the A52 Trunk Road, which is the main vehicular route from the wider East Midlands region running through the town centre.

Boston is a large strategically located South Lincolnshire Market Town, with a population of circa 70,000 and in addition serves a substantial rural catchment area. It is one of the largest inland ports in the UK and is the centre within South Lincolnshire of the largest food production area in the Country. The Town continues to see significant inward public sector investment. This includes The Rosegarth Square regeneration in the town centre a short walk from the BWBP, which is a £14.8 million initiative aimed at revitalizing the area between the River Witham and the bus station. The project, funded by a Government Levelling Up award, is led by Boston Borough Council. It involves the demolition of old buildings, the creation of a new public park, and the development of new housing, retail, and community space further details can be found on the link: <https://www.boston.gov.uk/article/23021/Boston-s-regeneration-Transformational-14-8m-government-grant-backs-council-vision>.





**BOSTON WEST
HOSPITAL**

**BOSTON
DIALYSIS CENTRE**

**THE ARCHWAY
CENTRE**

**STRESSLESS
DENTAL CARE**

**THE SIDINGS
MEDICAL PRACTICE**

**QUALIPHARM
PHARMACY**

**SANDHILLS
DAY NURSERY**



