

New High Tech Light Industrial Trade Counter/ Business Units To Let Leasehold, Available Q4 2023

Avalon Business Park | Avalon Road | Kirton | Boston | Lincolnshire | PE20 1QR



Superb Quality New Units Available Q4 2023 on FRI Terms

Unit Sizes Available From 131sqm, 1,410sqft

Units Include Office, WCs, Kitchenette, 6m Internal Eaves Height, Roller Shutter Doors, Floated Concrete Floors, 3 Phase Metered Supply, EV Charging Point, Broadband Ducting, Parking

Agreements for Leases Available Immediately

From £11,985 per annum plus VAT Subject to Contract

poyntons consultancy

PROPERTY MARKETING SPECIALISTS

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Location...

The rapidly expanding town and village of Kirton and Boston located on the South Lincolnshire Fens approximately 115 miles to the north of London.

Kirton is well located with road access on the A16 trunk roads and close to the A17 trunk road and A52 trunk road giving good access to the Midlands, East Anglia and the North.

Boston has a population of approximately 83,000 residents, strong retail, sporting and leisure offering, large hospital and port, twice weekly market and a history going back to the 10th Century with associations with the Hanseatic League.

Avalon Business Park is located on Avalon Way with direct access on to the A16 trunk road. Other occupiers include Sports Bike Direct, Duckworth Landrover, Trade Windows and other business parks.

Accommodation...

Avalon Business Park comprises 2 rows of units, located directly behind Duckworth Landrover, each unit extending to provide 131sqm, 1,410sqft of accommodation. Units can be combined to form larger units prior to completion of the works. The front of the business park having an area of landscaping with gated access.

Description...

Each unit extends to 8.9m x 14.2m approximately with an internal eaves height average of 6m.

Partitioned Office.....3.6m x 2.8m
Disabled WC
Small Kitchenette.....2.2m x 2m

The units benefitting from high levels of thermal insulation, 3 Phase metered electric, metered water, BT Broadband ducted with 35Mb download speeds available, insulated roller shutter doors, EV charging point and a parking allocation of 2 spaces with a loading area at the front, with an additional 3 spaces per unit at the rear located around the HGV turning area.

Terms...

The units are available individually or in combination. The Business Park completion date is due to be Q4 2023.

The minimum term will be 5 years, rent review at Year 3 to market rent.

Incoming tenants will be required to contribute £750 plus VAT towards the landlord's reasonable legal expenses with regards to the preparation of the lease.

Rent will be paid quarterly in advance, a deposit will be held by the landlord the equivalent of a quarter of a year's rent.

A service charge will be levied to cover the costs of servicing communal areas. This is to be reviewed annually.

The tenant will be required to pay an annual insurance rent to cover their apportionment of building insurance calculated on a square footage basis.

Outgoings...

The units will be assessed for Business Rates when built. It is understood that qualifying businesses will be able to claim 100% relief. Otherwise, these will be the responsibility of the tenant along with any utilities.

EPC...

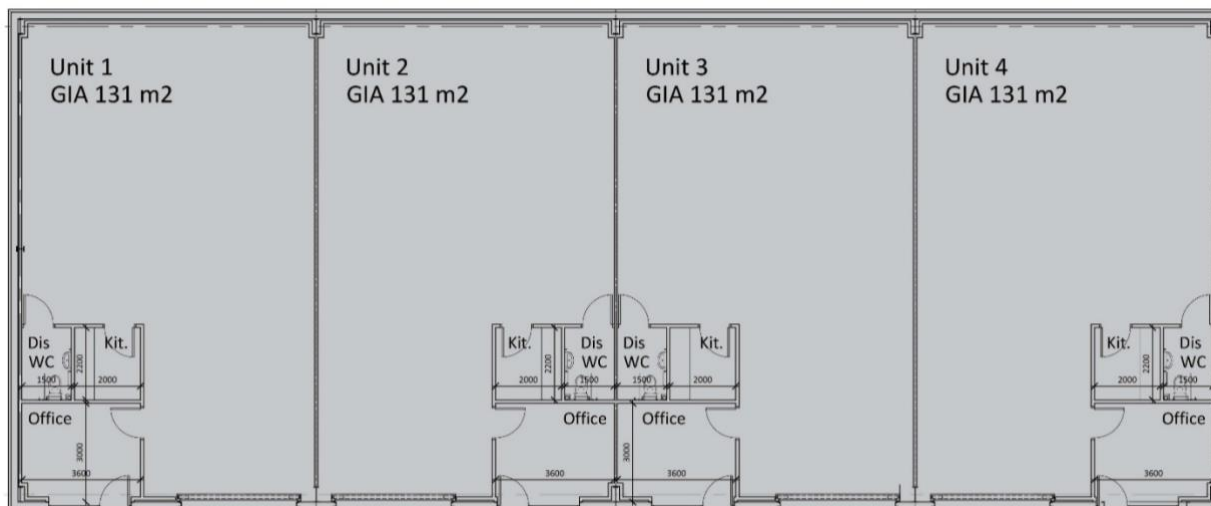
The newly build units will have a SAP Rating which will be confirmed when completed.

Viewing...

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

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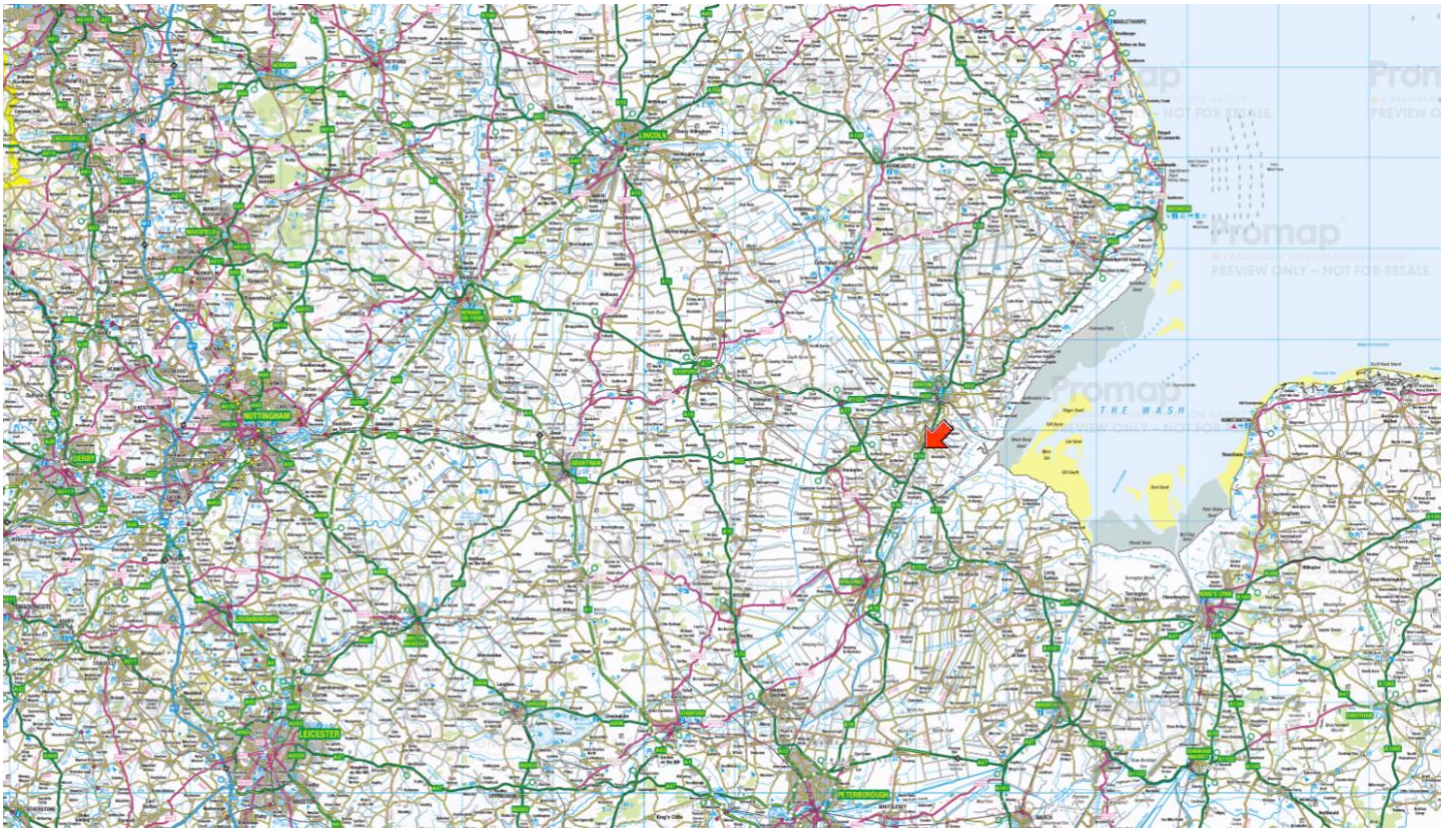




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