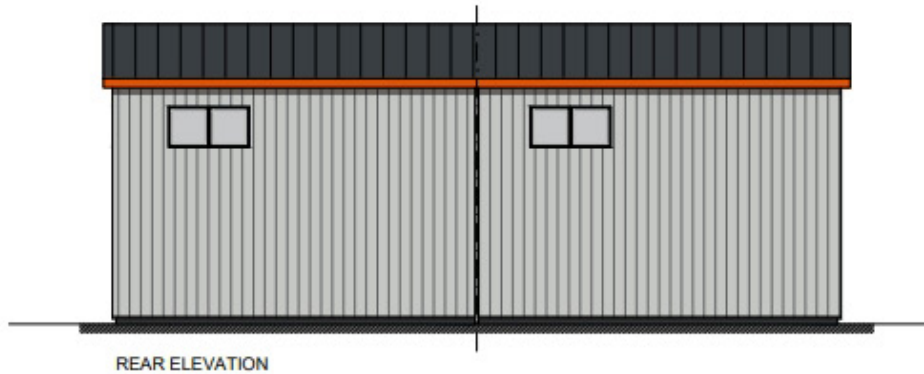
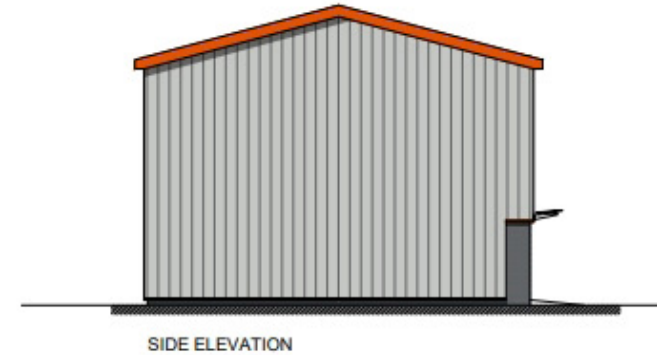


# COMPLETION DUE SPRING 2026



Units 9-10, Stonebridge Business Park, Avalon Road, Kirton, Boston  
PE20 1QR

#1230624/2025G

Eddisons

# UNITS 9-10, STONEBRIDGE BUSINESS PARK

AVALON ROAD, KIRTON, BOSTON, PE20 1QR



Agreement

For Sale



Detail

Brand New Hybrid Units



Price

From £250,000



Size

188 - 376 sq m  
(2,023 - 4,046 sq ft)



Location

Kirton, PE20 1QR



Property ID

#1230624/2025G

**For Viewing & All Other Enquiries Please Contact:**



**JASPER NILSSON**  
BA (Hons)  
Surveyor

[jasper.nilsson@eddisons.com](mailto:jasper.nilsson@eddisons.com)  
07929 105395  
01522 544515

## Property

Stonebridge Business Park is a brand new development delivered by a very established local developer, South Lincs Construction. It is located on a prominent position with quick access to the A16. The first phase of the development will accommodate 10 brand new units delivered to a high standard with two being hybrid.

Units 9-10, with a target completion date of Spring 2026, will be the only hybrid units within the first phase. These units comprise brand new high specification hybrid units consisting of a steel portal frame surmounted by corrugated sheet cladding and fully insulated flooring. The units will have electronic roller shutter doors, which are 3.5 metres by 3.5 metres. On the ground floor, staff facilities will be installed, including a disabled WC and a kitchenette. Prospective purchasers have the option to receive a bespoke fit out for the first floor, as per their requirements, at an extra cost.

There is also the option to customise the units to cater for any specific needs, which will be subject to a build contract.

## Accommodation

Having measured the units in accordance with the prevailing RICS Code of Measuring Practice, we calculate that they provide the following floor areas.

Area	m <sup>2</sup>	ft <sup>2</sup>
Unit 9 Ground Floor	94	1,011
Unit 9 First Floor	94	1,011
<b>Unit 9 Total</b>	<b>188</b>	<b>2,022</b>
Unit 10 Ground Floor	94	1,011
Unit 10 First Floor	94	1,011
<b>Unit 10 Total</b>	<b>188</b>	<b>2,022</b>
<b>Total GIA (both units)</b>	<b>376</b>	<b>4,044</b>

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.

## Energy Performance Certificate

Rating: To be assessed.

## Services

We understand that mains services, including water and electricity, will be available for connection. Further details are available on request. 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 units have consent for uses falling within Class E(g) (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

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

## Rates

<b>Charging Authority:</b>	Boston Borough Council
<b>Description:</b>	To be assessed
<b>Rateable Value:</b>	To be 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 units are available Freehold **For Sale**.

## Price

**Unit 9 - £250,000**

**Unit 10 - £250,000**

Units are available individually or in multiples.

The developer can customise and fit out to suit purchaser requirements, subject to availability and a build contract.

## Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

## VAT

VAT may be charged in addition to the price at the prevailing rate.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Anti-Money Laundering

Prospective purchasers 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

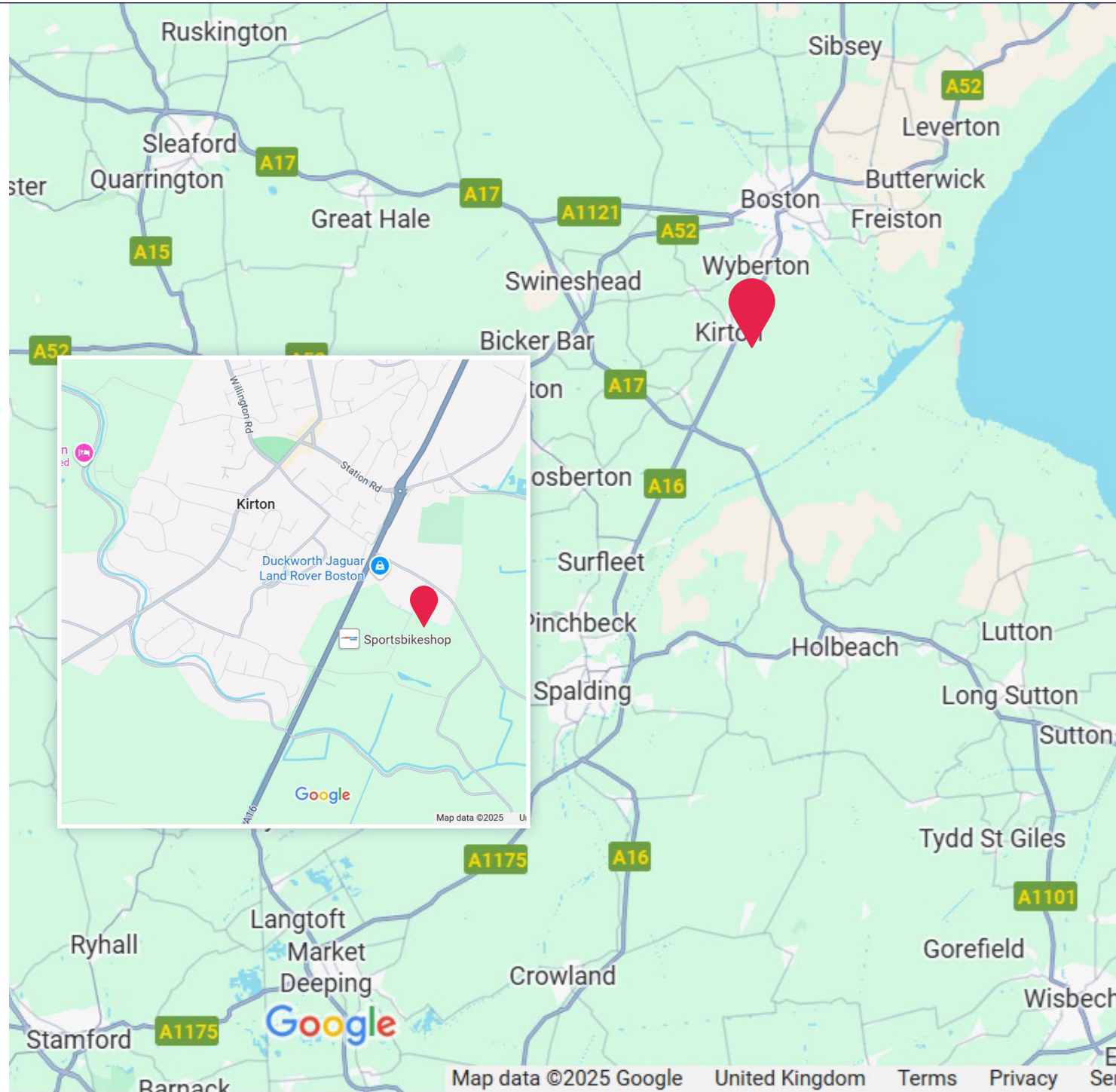
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Stonebridge Business Park is conveniently positioned on Avalon Road, directly accessed from the A16. The area is already home to a number of well-established occupiers, including Sports Bike Direct, Duckworth Land Rover, ICAN Kitchens and Trade Windows, alongside other successful businesses.

Kirton itself is a thriving and growing community situated in the heart of the South Lincolnshire Fens and close to The UK's Food Valley, with the regional town of Boston immediately to the north.

Kirton benefits from excellent connectivity, with direct access to the A16 and close proximity to the A17 and A52 trunk roads, providing strong transport links to the Midlands, East Anglia, and the north. Boston, which sits immediately to the north, has a population of around 85,000 and offers a vibrant mix of retail, leisure, and healthcare amenities, including a major hospital and an active port.

The town benefits from regular bus and rail transport links. Peterborough Station, approximately 40 minutes away by car, offers direct services to London King's Cross in under 45 minutes. Geographically, the town lies around 37 miles south east of Lincoln, 35 miles north of Peterborough, and about 115 miles north of London.





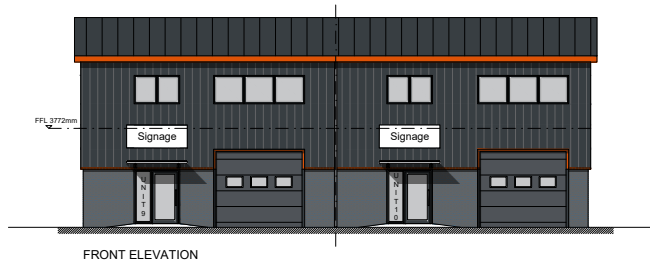




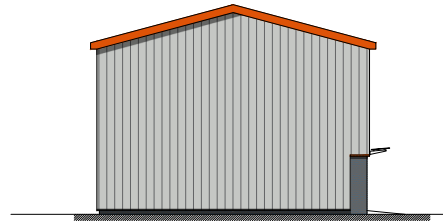
ALL DIMENSIONS AND SETTING OUT ARE TO BE VERIFIED ON SITE AND ALL DISCREPANCIES REFERRED TO THE ARCHITECT BEFORE WORK COMMENCES. COPYRIGHT RESERVED

REV. DATE DESCRIPTION

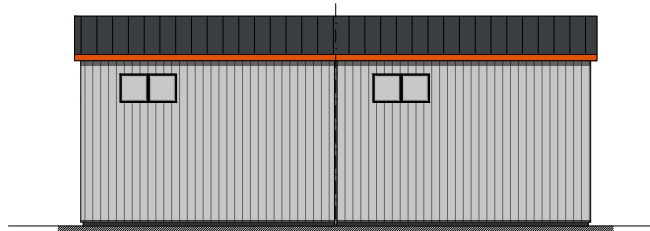
- A 10.06.21 GENERAL UPDATES
- B 06.08.21 UNITS ADJUSTED, SOFT REDUCED
- C 22.03.21 UNITS ADJUSTED TO HYBRID
- D 18.07.22 ELEVATIONS AND LAYOUT AMENDED AS PER CLIENT COMMENTS



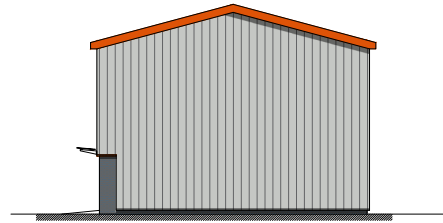
FRONT ELEVATION



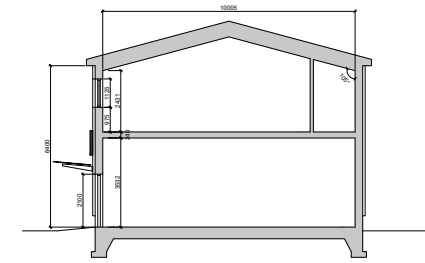
SIDE ELEVATION



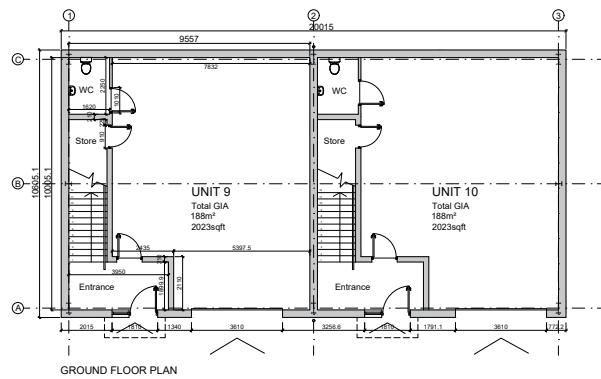
REAR ELEVATION



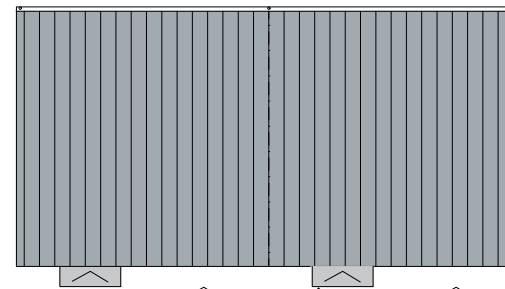
SIDE ELEVATION



TYPICAL SECTION A-A



GROUND FLOOR PLAN



ROOF PLAN

PLANNING APPLICATION

**STONEBRIDGE**  
Business Park

client  
**MR CHRIS FOUNTAIN**

project  
STONEBRIDGE BUSINESS PARK  
AVALON ROAD, KIRTON  
BOSTON, LINCOS

drawing  
PROPOSED PLANS AND ELEVATIONS  
UNITS 9&10

scale 1:100 @ A1 date MAY 21

drawn KSC checked

drawing no. 8009T-PP2-05 revision D

john roberts architects

1 James Street, Lincoln, LN2 1GD  
T: 01522 535441 F: 01522 512688  
E: admin@jrchitects.co.uk  
www.jrchitects.co.uk





PLEASE DO NOT SCALE FROM THIS DRAWING

**General Private Drainage Notes:**

1. This drawing is to be read in conjunction with all relevant SRC and Architects drawings and project specifications.
2. All drainage works shall be carried out in accordance with the relevant parts of BS EN 752 'Drains and Sewer Systems Outside Buildings', the current Building Regulations and the Local Authority Building Control specifications and requirements.
3. The location, size and depth of all existing drains/sewers and services shall be established and confirmed by the contractor prior to commencement of works on site. Any discrepancies from the information indicated on these drawings shall immediately be brought to the attention of the engineers.
4. All pipes shall be laid with soffits level u.o.o. All manhole/inspection chamber invert levels shown are for the outlet pipe u.o.o. All pipe runs shall be laid to the levels indicated.
5. All private foul and surface water pipes to be 100mm unless stated otherwise. With minimum falls to comply with Building Regulations Part H.
6. All RWP's & SWP's connections to be 100mm dia (unless specified otherwise by the Architect). Roof gully connections to be 150mm dia.
7. All RWP's, SWP's and connections are shown indicatively or to the latest Architects drawings. Position of down pipes must be confirmed from Architects drawing before laying underground pipework. All down pipes should be provided with a roddable access point above the FFL.
8. All private drainage laid within 1m from tree canopies and hedges to have concrete bed and surround.
9. Filled ground or soft spots must be excavated, backfilled and consolidated before any drainage works are carried out.
10. No water should be allowed to discharge from any private drains onto the adoptable highways. All private gullies and channel drainage positions shown may vary to suit on site working conditions.

**Key:**

- Existing Foul Sewer
- Existing Surface Water Drain
- Proposed Road Gully & Lateral
- Proposed Surface Water Drain
- Proposed Drainage Channel
- Proposed Surface Water Chamber
- Proposed Foul Water Drain
- Proposed Foul Water Chamber
- Existing Site Level
- Proposed Site Level
- Proposed Surface Fall
- Proposed Facilité Paving
- Proposed Tree (Refer to Landscaping Architects Details)
- Area A - Proposed Tarmac Roadway
- Area B - Proposed Tarmac Footpath / Vehicle Chopper

PRELIMINARY

Rev	Date	By	Check	Remarks
0				FOR INFORMATION

**SIDEBOTTOM RICHARDSON CHENG LTD**  
 CONSULTING STRUCTURAL AND CIVIL ENGINEERS  
 13 High Street, Spalding, Lincs. PE11 1TH  
 Tel: 01775 712660 Fax: 01775 712655 Email: src@srceng.com

**Proposed Development at Stonebridge Business Park, Avalon Road, Kirton, Lincs.**

**Title**  
 Proposed Drainage Layout

Date	Feb 2022	Scale	1:500	@A1
Drawn	AS	Checked	SRG	
Design	SRG	File Name	42921-11	
DRG No.	42921/11	Rev	-	