

INDUSTRIAL UNIT

TO LET



Unit 2B, North End Business Park, Swineshead, Boston, Lincolnshire
PE20 3PW

#1230363/2025G

Eddisons

UNIT 2B, NORTH END BUSINESS PARK

SWINESHEAD, BOSTON, LINCOLNSHIRE, PE20 3PW



Agreement

To Let



Detail

Industrial Unit



Rent

£6,000 pax



Size

93 sq m (1,001 sq ft)



Location

Boston, PE20 3PW



Property ID

#1230363/2025G

For Viewing & All Other Enquiries Please Contact:



WILL NUTTALL

MSc

Surveyor

will.nuttall@eddisons.com

07842 218527

01522 544515

Property

The property is of steel portal frame construction with brick and block walls with clad roof over.

The unit has separate pedestrian and roller shutter vehicular access doors. The roller shutter measures 3 metres wide x 3.14 metres high. It also has the benefit of disabled WC facilities and 3-phase electricity.

Externally, there is allocated parking with shared loading and circulation facilities to the front of the unit.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

| Area | m ² | ft ² |
|-----------|----------------|-----------------|
| Total GIA | 93 | 1,001 |

Energy Performance Certificate

Rating: E

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(g) (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020). Alternative uses may be appropriate, subject to the receipt of the necessary planning permission.

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

Rates

Charging Authority: Boston Borough Council
Description: Workshop and Premises
Rateable Value: £4,200

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**.

Rent

£6,000 per annum exclusive

Maintenance Rent

An annual maintenance rent is charged for maintenance of the common areas.

VAT

VAT may be charged in addition to the rent 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

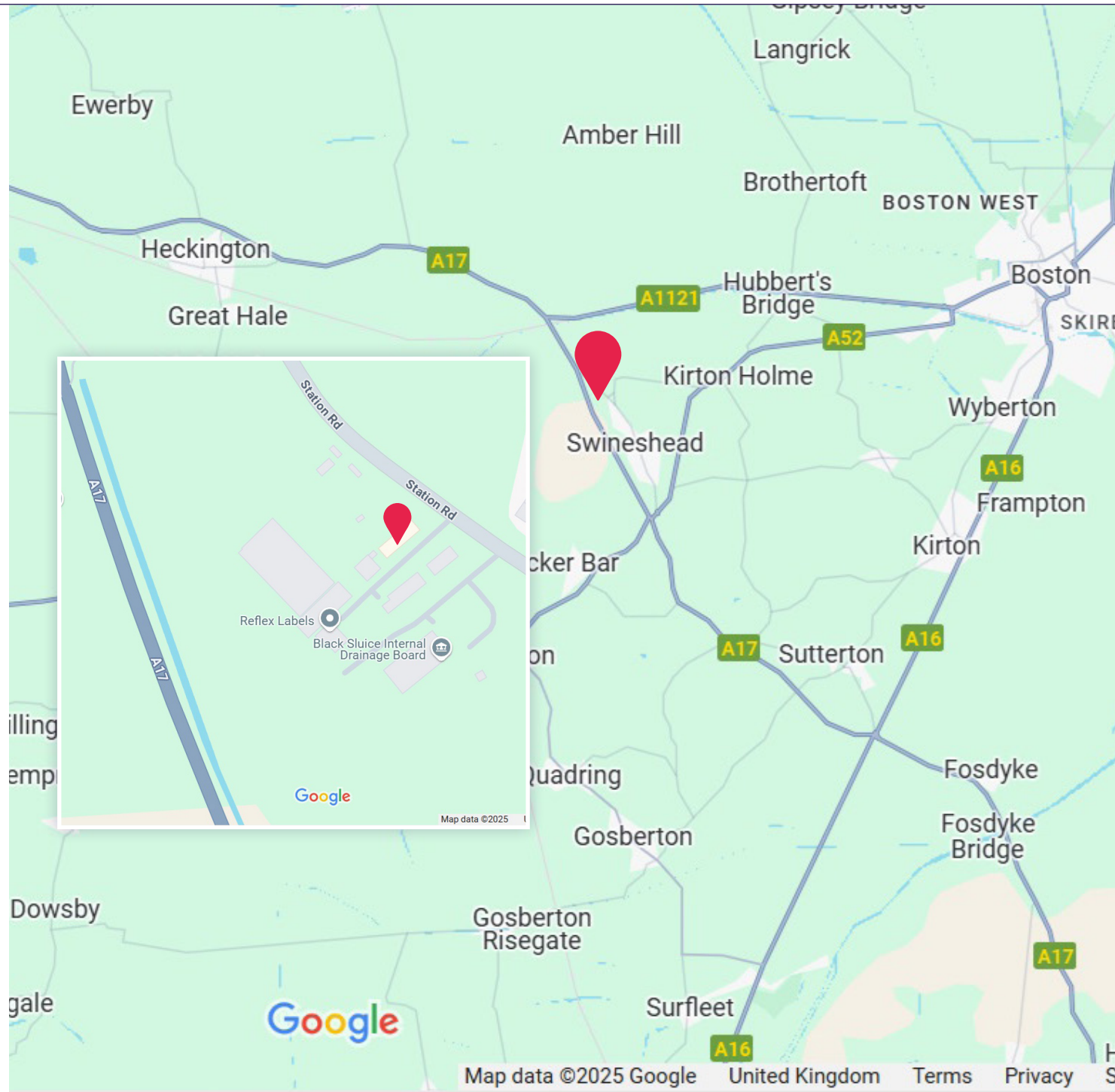
Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

Boston is a bustling market town and port located in the South Lincolnshire Fens, approximately 35 miles to the north west of Peterborough and 110 miles to the north of London.

The property is situated on Station Road, Swineshead. As you turn off the A17 into Station Road and continue for approximately 1 mile, Unit 2C, North End Business Park can be found on the right hand side upon entry into the estate.

Nearby occupiers include Reflex Systems, Concept Smoke Screen and Mill Pet Supplies.





Google

