



**TO LET**

# MARSH LANE INDUSTRIAL ESTATE

BOSTON, LINCOLNSHIRE PE21 7FP

**630.72 sq m** (6,789 sq ft)

Trade counter / warehouse / light industrial unit

- Superb location
- 12 parking spaces
- Large service yard
- New sub-lease available
- £40,000 per annum.



NG Chartered Surveyors

Roseway House | Unit 8 | Wheatcroft Business Park | Landmere Lane | Edwalton | Nottingham | NG12 4DG



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## LOCATION

The South Lincolnshire market town of Boston is located on the Fens approximately 115 miles to the north of London and has a population of around 83,000 residents and is known to be one of the fastest growing towns in the East Midlands. The property is located on the south side of the town close to the entrance with the A16 trunk road connecting Boston to Peterborough which is 35 miles to the south-west. The building is located on the main Riverside Industrial Estate off Marsh Lane. A shared access leads to the unit.

## DESCRIPTION

The property comprises the front section of a multi occupied industrial building. It is of modern steel framed construction providing warehouse, office and welfare space as well as areas that can be used for vehicle workshops or goods dispatch areas. Maximum eaves height is 6.9m on the workshop bay. There are 4 automated loading doors to the front elevation 2 x 3.50 x 3.00 and 2 x 3.00 x 4.00m.

To the front of the unit is a large concrete surfaced service yard with 12 parking spaces located to the side of the property off the access road.

## ACCOMMODATION

Measured on a Gross Internal Basis, we calculate the floor areas to be:

	SQ M	SQ FT
Office & welfare block	97.81	1,053
Goods dispatch area	76.72	826
Vehicle workshop bay	187.38	2,017
Warehouse & production area	268.81	2,893
<b>TOTAL GIA</b>	<b>630.72</b>	<b>6,789</b>

Measurements are approximate and NG cannot guarantee their accuracy. Interested parties are to rely on their own due diligence.

## SERVICES

All mains services are evident within the property, but we can provide no warranty with regard to the capacity or connectivity.

## EPC

The property has an EPC rating of 58 falling within Band 'C', valid until April 2032.

## BUSINESS RATES

This property forms part of a larger assessment and will be re-calculated by the Valuation Office Agency upon occupation.

## TENURE

We can offer the space by way of a new full repairing and insuring sub-lease, the length of which is open to negotiation.

## RENT

**£40,000 per annum plus VAT.**

## VAT

VAT is applicable to the rent and service charge at the prevailing rate.

## SERVICE CHARGE

There is an estate charge for the maintenance of external common areas administered on a percentage of floor area occupied basis. Further details on request.

## LEGAL COSTS

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

## OUR ANTI-MONEY LAUNDERING POLICY

In accordance with Anti-Money Laundering Regulations, two forms of I.D. and confirmation of the source of funding will be required from the successful tenant.

