

Industrial

# UNIT 21 | HAVEN BUSINESS PARK

Slippery Gowt Lane Wyberton, Boston, PE21 7AA

## UNIT 21 | 2,504 SQ FT

Industrial unit with Office Accommodation

Unit 21 at Haven Business Park offers 2,504 sq ft of high-quality industrial space, featuring an electric roller shutter door, 3-phase power, flexible layout, and dedicated car parking. The unit is well-suited for trade counter operations, storage, and a variety of industrial uses, making it an excellent choice for businesses seeking functional and adaptable workspace. Haven Business Park provides a secure and well-maintained environment, with CCTV monitoring and generous circulation space for easy access and operations. The estate is designed to support business growth, offering a prime location for companies looking to establish themselves in a thriving commercial hub.

Lease Type	New
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### Unit Summary

- 3 Phase Power
- Ideal Trade Counter Units
- Well Maintained Estate
- 24 Hour Access
- Car Parking
- WC facilities

### Occupational Costs

	Per Annum	Per Sq Ft
Rent	£15,100.00	£6.03
Rates	£6,736.50	£2.69
Maintenance Charge	£3,000.00	£1.20
Insurance	£500.80	£0.20
<b>Total Cost</b>	<b>£25,337.30</b>	<b>£10.12</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

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## Location

The bustling market town of Boston has a population of 68,000 residents and is located approximately 100 miles from London, 100 miles from Birmingham, 100 miles from Leeds, 100 miles from Manchester, 50 miles to the west of Nottingham, 35 miles to the south-east of Lincoln.



Road  
A16: 1 mile



Airport  
Nottingham Airport: 54 miles



Rail  
Boston railway: 2 miles

## Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (50)



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## Key Contact



**Alex Crowther**

Customer Engagement Manager

"Alex joined Indurent in 2022 and is our Customer Engagement Manager for our properties in Wales and the South. Please drop Alex a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com."



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For more info please visit: [unit.info/UIP0101458](https://unit.info/UIP0101458)

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