

High Specification Modern General Industrial Unit on Riverside Industrial Estate Business Park Available to Let Immediately

Unit 3 Haven Business Park | Marsh Lane | Boston | Lincolnshire | PE21 7AA



High Quality Office and Warehouse Accommodation Extending to
Approximately 441m² / 4750ft²
Suitable for a Flexible Range of Uses Including B1/B2 and B8 Use

Available To Let Leasehold
From £23,625 + VAT per annum

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

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

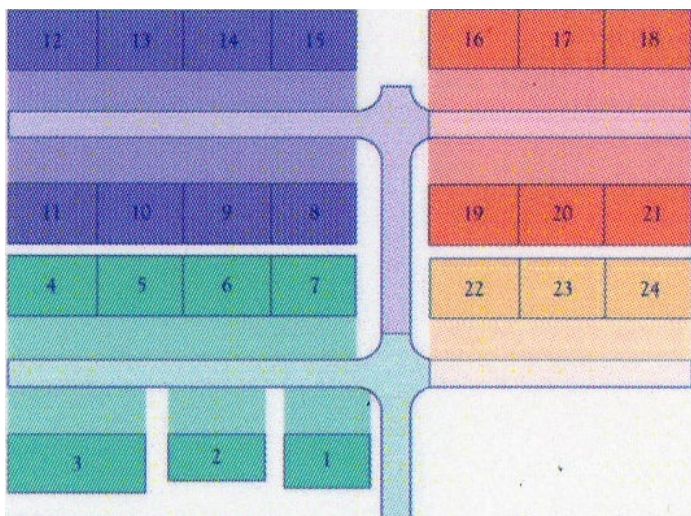
Boston is predicted to be one of the fastest growing towns in the East Midland Region. Current estimates predict the population to be in the region of 68,000 residents.

The site is located to the South of the town centre, with close links to the A16 and A52, on the southern edge of the fastest growing industrial zone.

Marsh Lane forms part of The Riverside Industrial Estate with existing nearby occupiers including warehousing, wholesaling, recycling and manufacturing.

Accommodation...

The unit comprises 3,250ft² of warehouse/workshop accommodation with an additional 1,500ft² of office accommodation over two floors.



Outside...

The Unit has a block paved parking area to the front.

Services...

We understand that mains water and electric are connected to the site. The Unit has a BT connection.

Outgoings...

We understand that the property has a Rateable Value of £16,500.

Terms...

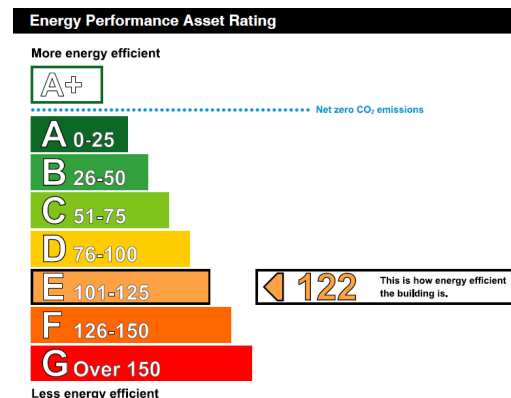
Available To Let Leasehold subject to a new Full Repairing and Insuring Lease. Freehold Terms may be available on request.

VAT...

The Landlord reserves the right to charge VAT on any sale or letting.

EPC...

Individual EPCs available on request. Typical for site shown.



Viewing...

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

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Money Laundering Regulations: Prospective purchasers will be asked to produce identification at a later stage.