

TO LET

INDUSTRIAL

UNIT C7 BOSTON TRADE PARK

NORFOLK STREET, BOSTON
PE21 9HG



3,933 SQ FT (365 SQ M)

- Industrial unit
- Established estate location
- Excellent access to A16, A17 and A52 trunk roads
- Flexible lease terms

RENT - £13,750 PAX

INDUSTRIAL

UNIT C7 BOSTON TRADE PARK

LOCATION

The premises are located on the established Boston Trade Park, a short distance to the north of Boston Town Centre providing quick access to the A16 John Adams Way.

DESCRIPTION

A mid terraced terrace industrial units of steel portal frame construction with a mixture of brick / block walls and corrugated sheet cladding and similarly clad roof. Internally the accommodation generally provides clear workspace with allocated staff / WC facilities.

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice the property provides a gross internal floor area of 3,933 sq ft (365 sq m).

SERVICES

We understand that all mains services are available to the Estate, albeit not necessarily connected to the unit. Interested parties are advised to make their own investigations to utility service providers.

PLANNING

The Estate has established consents falling within Classes B1 (Light Industrial / Office), B2 (General Industrial) and B8 (Storage and Distribution) of the Town & Country Planning (Use Classes) Order 1987 (as amended). Interested parties are advised to make their own investigations to Boston Borough Council on 01205 314348.

RATEABLE VALUE

Description:	Workshop and premises
Rateable Value (2017 List):	£12,000
Standard Multiplier (2018/9):	49.3p in the £
Small Business Multiplier (2018/9):	48.0p in the £

Interested parties are advised to contact Boston Borough Council on 01205 314413 to verify the above and to enquire about their eligibility for small business rates relief (which may amount to 100% depending on circumstances).

TENURE

The premises are available to let by way of a new full repairing and insuring lease for a period of years to be agreed.

RENT

£13,750 per annum exclusive.

VAT

The rent quoted in these particulars is exclusive of VAT. At the time of preparation of these particulars (October 2018) we understand that the landlord has elected to charge VAT.

SERVICE CHARGE

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of Boston Trade Park. Buildings insurance will be charged in addition.

ENERGY PERFORMANCE ASSET RATING

D86. The first page of the Energy Performance Certificate (EPC) is attached to these particulars. The full EPC and Recommendation Report are available to interested parties upon request.

LEGAL COSTS

The incoming tenant is to be responsible for the landlord's reasonable legal costs incurred in preparing and agreeing lease documentation.

FURTHER INFORMATION / VIEWING

For further information or to arrange a viewing please contact joint sole agents Lambert Smith Hampton or Banks Long & Co:

Andrew France BSc (Hons) MRICS

Lambert Smith Hampton

01522 814663 | 07548 706333 | afrance@lsh.co.uk

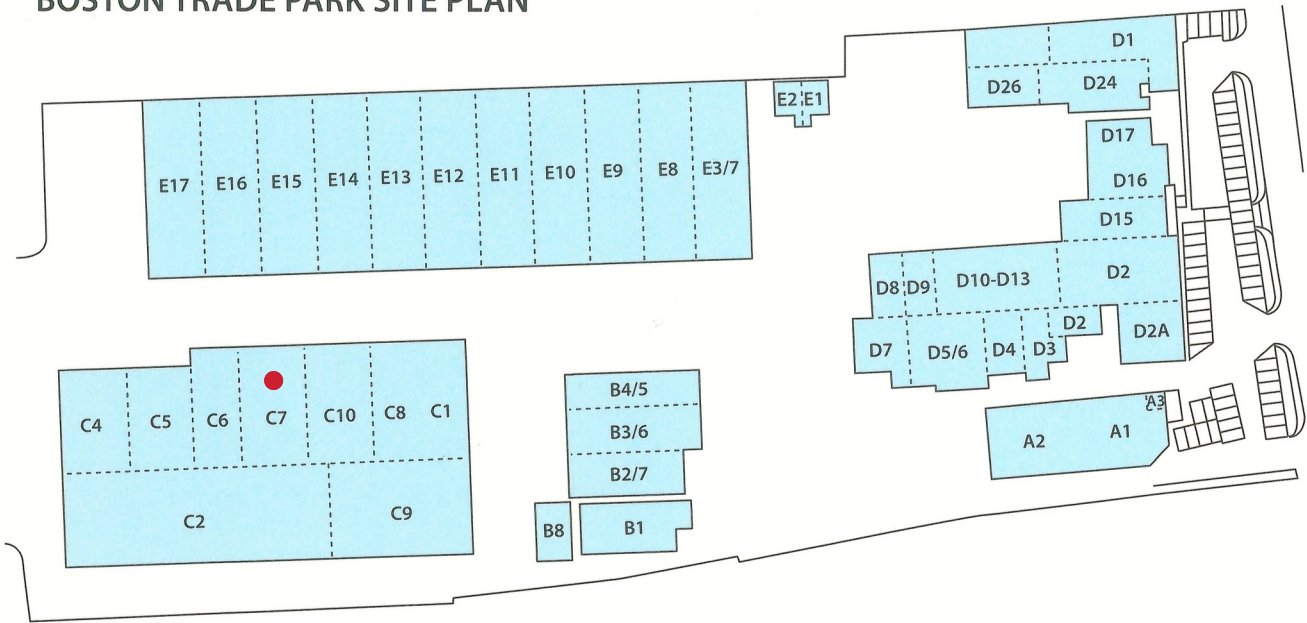
James Hall BSc MRICS

Banks Long & Co

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BOSTON TRADE PARK SITE PLAN



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**Lambert
Smith
Hampton**

Energy Performance Certificate

Non-Domestic Building



Unit C7
Norfolk Street
Boston Industrial Centre
BOSTON
PE21 9HG

Certificate Reference Number:

0290-9648-0830-2800-5903

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ **86**

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	367
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	49.5

Benchmarks

Buildings similar to this one could have ratings as follows:

24

If newly built

63

If typical of the existing stock