

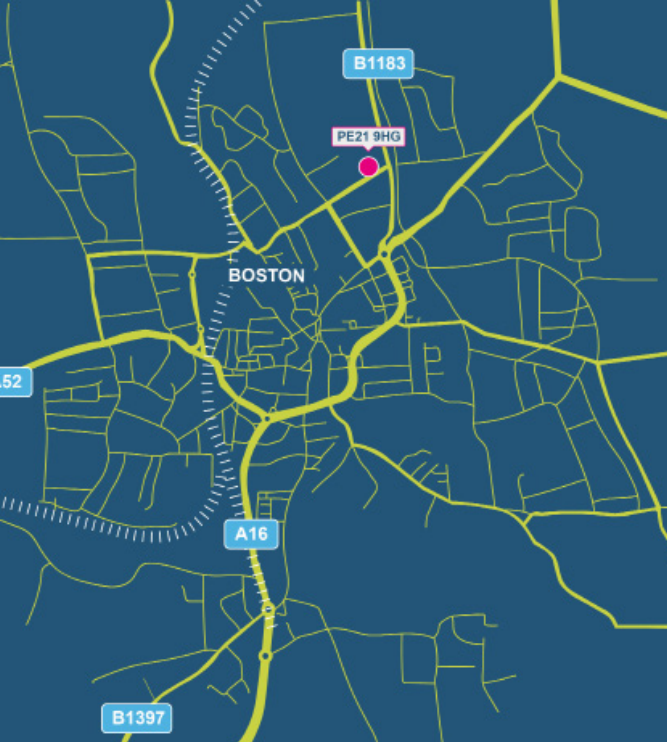


**BANKS
LONG&Co**

**BOSTON TRADE PARK, NORFOLK STREET,
BOSTON, PE21 9HC**

INDUSTRIAL UNITS

- Trade counter/industrial units
- 365 sq m (3,933 sq ft) to 736 sq m (7,932 sq ft)
- Established estate location
- Excellent access to A16, A17 and A52 trunk roads
- Warehouses, workshops and trade counters available
- **TO LET**



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.

PROPERTY

The development comprises a range of terraced industrial units of steel portal frame construction with a mixture of brick/block walls and/or corrugated sheet cladding and similarly clad roofs. Internally the accommodation generally provides clear workspace with allocated staff/WC facilities in most units.

EPC Ratings: C7 D86
C10 D86
E12 G183

The energy efficiency of the property will be improved to achieve an EPC level of E or above prior to completion of a letting.

ACCOMMODATION

Having measured the property in accordance with the prevailing RICS property measurement guidance, we calculate that the properties provide the following gross internal floor areas:

Unit C7	365 sq m	(3,933 sq ft)
Unit C10	371 sq m	(3,999 sq ft)
Unit E12	484 sq m	(5,208 sq ft)

*Units C7 & C10 can be combined to create 736 sq m (7,932 sq ft)

SERVICES

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

TOWN AND COUNTRY PLANNING

The Estate has established consents falling within Classes B1 (Light Industrial/Offices), 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 the Local Authority.

RATES

Charging Authority: Boston Borough Council
Description: Workshop & Premises
Rateable value: C7 £12,000
C10 £12,000
E12 £14,250
UBR: 0.512
Period: 2020-2021

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 premises are available **To Let** by way of a new Full Repairing and Insuring lease term for a period of years to be agreed.

RENT

Unit C7 £13,750 per annum exclusive
Unit C10 £14,000 per annum exclusive
Unit E12 £18,250 per annum exclusive

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.

VAT

VAT may be charged in addition to the rental at the prevailing rate.

LEGAL COSTS

The incoming tenant is to be responsible for both parties proper legal costs incurred in documenting the transaction.

VIEWING: To view the premises and for any additional information please contact the joint agents.

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