



Unit 2C, North End Business Park, Swineshead, Boston
PE20 3PW

#1221999/2024J

UNIT 2C, NORTH END BUSINESS PARK

SWINESHEAD, BOSTON, PE20 3PW



Agreement

To Let



Detail

Industrial



Rent

£4,750 pax



Size

69.89 sq m (752 sq ft)



Location

Boston, PE20 3PW



Property ID

#1221999/2024J

For Viewing & All Other Enquiries Please Contact:



CAMERON MCRAE
BSc (Hons)
Surveyor

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01522 544515



CHARLIE TASKER

Trainee Surveyor

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Property

The property comprises a steel portal frame construction with brick and block walls with clad roof over.

The unit has separate pedestrian and roller shutter vehicular access doors. The roller shutter measures 3m wide x 3.14m high.

It also has the benefit of disabled WC facilities and three-phase electricity.

Externally, there is allocated parking and shared loading and circulation facilities to the front of the unit.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Total GIA	69.89	752

Energy Performance Certificate

Rating: D96

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for uses falling within Class E(g) (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Alternative uses may be appropriate, subject to receipt of necessary planning permission.

Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

Charging Authority:	Boston Borough Council
Description:	Store and Premises
Rateable value:	£3,450
UBR:	0.546
Period:	2024-2025

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 property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

£4,750 per annum exclusive

VAT

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

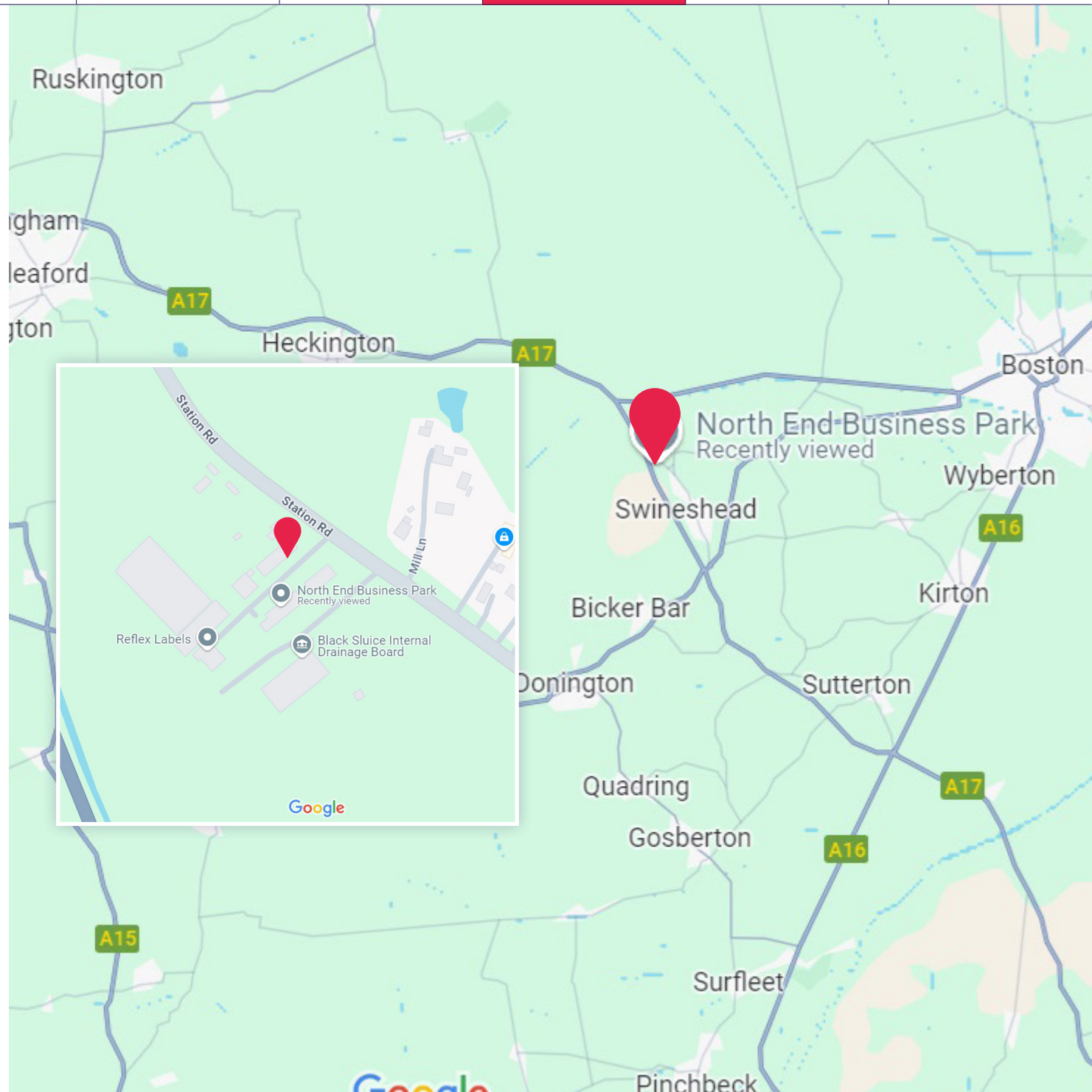
Legal Costs

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

Location

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

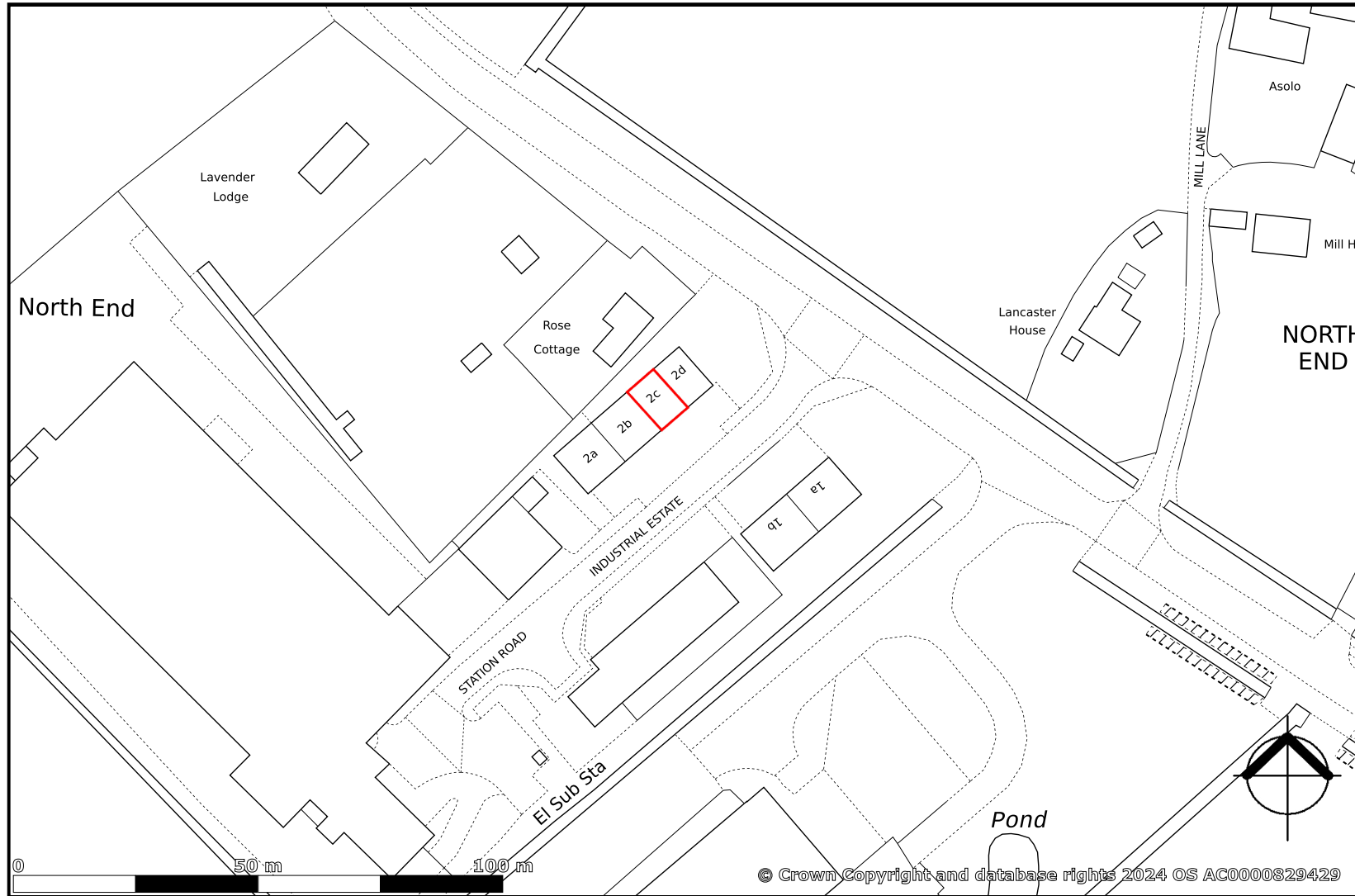
The property is situated on Station Road, Swineshead. As you turn off the A17 into Station Road and continue for approximately 1 mile, Unit 2C, North End Business Park can be found on the right hand side upon entry into the estate. Nearby occupiers include Reflex Systems, Concept Smoke Screen and Mill Pet Supplies.







Unit 2c, North End Business Park, Station Road, Swineshead, Boston, PE20 3PW



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Plotted Scale - 1:1,250