

Trade Counter Warehouse on Popular Estate To Let on New Lease Immediately with No Ingoing Premium

18a Redstone Industrial Estate | Boston | Lincolnshire | PE21 8EA



Trade Counter Unit Available with Retail Space and Customer Parking Area
Total Accommodation Extending to provide 362sqm, 3,895sqft Gross
Comprising Retail Space 31.9sqm, 343sqft with 160sqm, 1,720sqft Warehouse
and 155sqm, 1,670sqft Mezzanine Storage

Available To Let Leasehold Immediately
£17,500 per annum Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com



Location...

The large market town of Boston is located on the South Lincolnshire Fens approximately 115 miles to the north of London.

It has a population in excess of 70,000 residents and a secondary retail catchment area in the region of a quarter of a million customers.

The town has seen much increase in population in the last 20 years and also a large investment in housing, infrastructure projects.

Redstone Industrial Estate is located close to the town centre, off the A16 trunk road leading to Peterborough.

Description...

A customer entrance leads to the main retail area.

Main Retail Area.....9.5m x 3.3m, 31.9sqm
Having display racking, tiled floor, serving counter.

WC's off

Break Out Area.....3.4m x 2.4m, 8.2sqm
Having stainless steel sink with cupboards.

Main Warehouse.....14.3m x 11m, 157.3sqm
Having roller shutter door and maximum internal eaves height of 4m.

Mezzanine Storage Area....14.7m x 13.9m max, 155sqm
Partitioned Office.....3m x 3m, 9sqm

It is estimated that the footprint of the building is 207sqm, 2,230sqft.

Outside...

To the front of the property are customer parking areas. A gated entrance to the side leads to the rear yard which is let to adjoining units. 2 parking spaces are included within the secure compound.



Tenure...

The property is available by way of a new Full Repairing and Insuring lease on a minimum term of 3 years.

The tenant will be responsible for contributing towards the landlord's reasonable legal fees of £750 plus VAT.

A deposit will be held by the landlord the equivalent of a quarter of a year's rent paid in advance. The lease will be excluded from the Landlord and Tenant Act 1954 Part II.

Outgoings...

The incoming tenant will be responsible for all utilities at the property including Business Rates. The unit has a Rateable Value of £10,000, therefore qualifying businesses may be able to claim relief.

EPC...

The unit has an Energy Performance Asset Rating D76. Full details are available on request.

Viewing...

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

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