



Endeavour Park, Boardside, Boston, PE21 7TR

Bruce Mather Estate Agents are proud to offer a series of building plots for commercial use and development.

Endeavour Park comprises an overall site of approx. 34 acres subdivided into individual plots. A range of high quality office buildings and complementary facilities are already constructed and range of plot sizes are available.

This presents an opportunity to build new commercial premises onto an established business park, subject to the local planning application process.

- **Of interest to owner/occupiers, developers & investors**
- **Suitable for a range of commercial uses (subject to planning consent)**
- **Design build options also available**

POA

Endeavour Park, Boardsides, Boston, PE21 7TR

LOCATION

Fronting the busy Boardsides, the development occupies an excellent strategic location on the edge of Boston.

Boston is an expanding East Midlands Market Town, with an excellent range of local amenities. Neighbouring occupiers include Ringrose Law, Lincolnshire County Council, Boston Borough Council and Peugeot Motor dealership.

DESCRIPTION

Endeavour Park comprises an overall site of about 34 acres, sub-divided into individual plots. Development is well under way with a range of high quality office buildings and complementary facilities already constructed.

Interested parties should discuss their specific use and development proposals with the agents.

PLOT 14 - OIRO £415,000

Plot 14 is one of the larger plots, being approximately 4.33 acres and is situated near to numerous commercial and residential properties. Nearby neighbouring businesses include Western Power Distribution and Boston Enterprise Centre.

PLOT 16 - £695,000

Plot 16 is approximately 1.2 Acres and is situated near to further commercial and residential properties. The neighbouring site is occupied by Boston Enterprise Centre. This plot is sold on the basis the purchaser will apply for planning permission for a retail development to service the neighbouring commercial and residential premises. Further residential development is planned just north of this business park. Further land maybe available, please discuss your requirements with the Agent.

SERVICES

All mains services are available for connection to each of the plots. The Estate roadway will ultimately be made up to a specified standard and adopted by the Local Authority.

TOWN & COUNTRY PLANNING

Planning approval has been granted for the entire development, which will ultimately comprise a blend of B1 (Offices) and Motor Trade (Sui Generis). Other alternative complementary uses could be deemed appropriate, subject to necessary planning consent.

TENURE

Freehold. Leasehold proposals will be considered if required.

VAT

VAT will be charged in addition to the sale price/rental at the prevailing rate.

SERVICE CHARGE

A service charge will be levied to cover the upkeep, maintenance and repair of all common parts of the Business Park.

LEGAL COSTS

In the event of a freehold sale each party is to be responsible for their own legal costs incurred in documenting the transaction. In the event of a leasehold disposal the ingoing tenant is to be responsible for all legal costs.

VIEWING

By appointment with the selling agents, Bruce Mather Ltd. Tel: 01205 365032.

AGENTS NOTE

Acreage and prices are subject to change with vendor approval.

All properties are offered subject to contract or formal lease offered subject to not being previously sold or withdrawn; these particulars are issued on the understanding that all negotiations are conducted through Bruce Mather Limited.

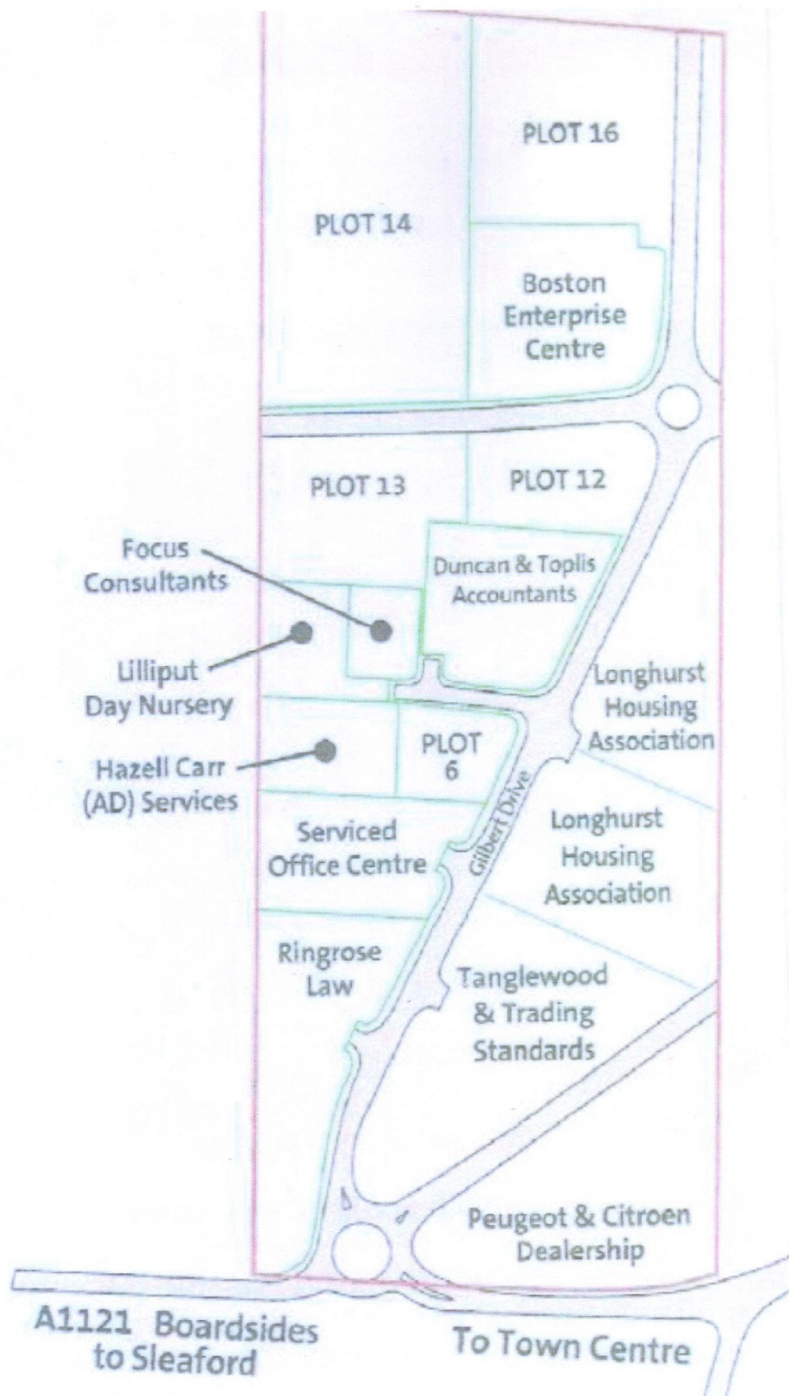
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1) the particulars, whilst believed to be accurate, are set out as a general outline for intended buyers or lessees and do not constitute nor constitute part of any offer or contract; 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending Buyers or Tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy; 3) no person in the employment of Bruce Mather Limited has any authority to make or give any representation or warranty whatever in relation to this property.

DIRECTIONS

Take the A52 Sleaford Road out of Boston take the second exit at the roundabout at the Peugeot Garage into Gilbert Drive and the available plots are on the left hand side.





Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

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