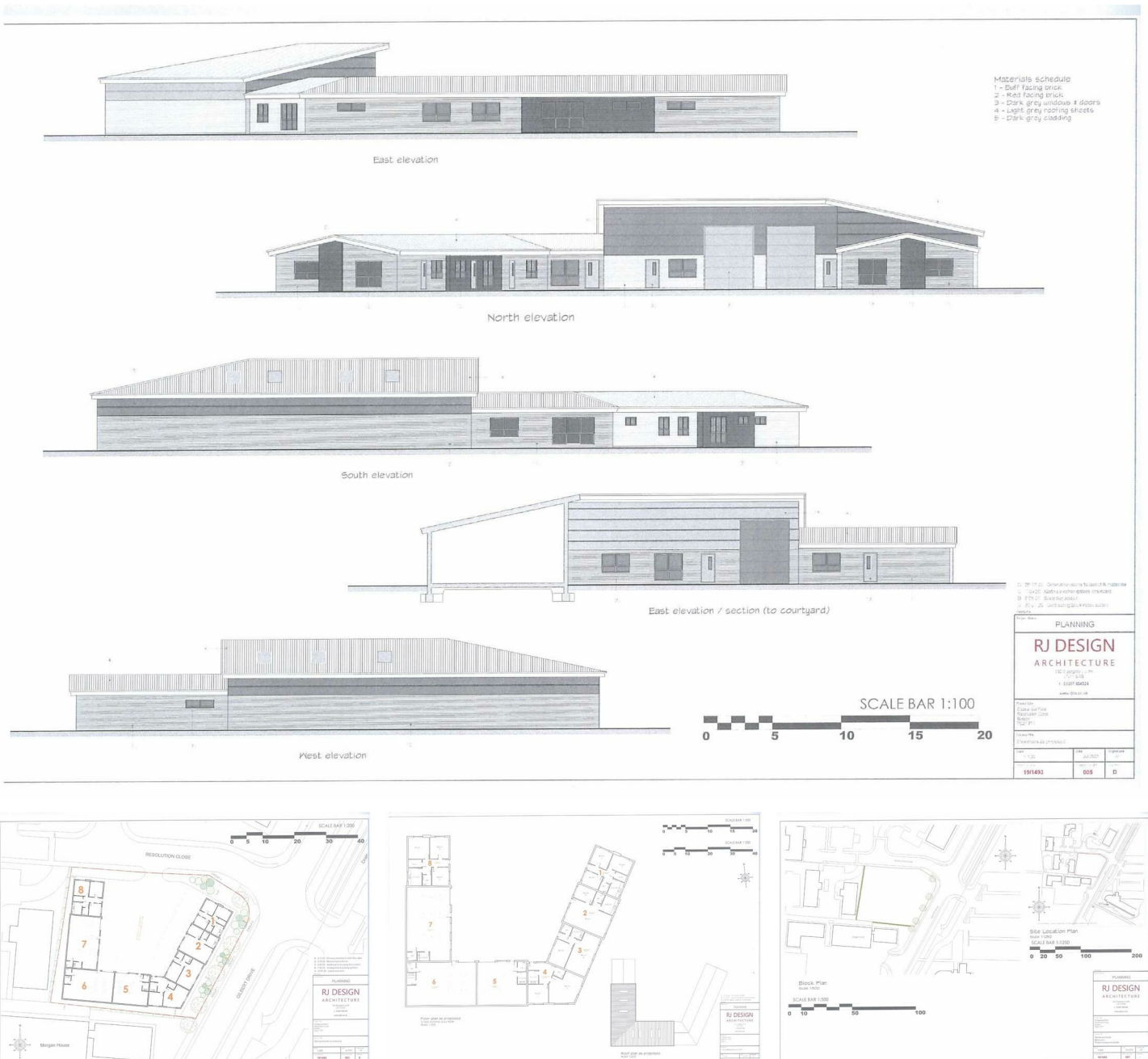


BRUCE MATHER

INDEPENDENT ESTATE AGENT



Plot 6, Gilbert Drive, Boston, PE21 7TR Asking Price £169,950

An opportunity to purchase a commercial DEVELOPMENT SITE with FULL PLANNING PERMISSION for 8 UNITS comprising 5 Class E (g) units and 3 Class B8 units (Ref: B/20/0443).

The site is situated within an established Business Park with an excellent road network to the A1121 Boardsides leading in turn to the A17, a short distance away from the A52 Swineshead Road.

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 solicitors, Boston Enterprise Centre, Longhurst Housing Group, Energie Fitness Gym, Duncan & Toplis Accountants, Lilliput Day Nursery for children and two Financial Advisors.

DESCRIPTION

A rare opportunity to purchase a commercial development site having FULL PLANNING PERMISSION for 8 properties through Boston Borough Council Planning Reference B/20/0443.

Units 1, 2, 3, 4 and 8 are designated for Class E (g) usage.

Units 5, 6 and 7 are approved for Class B8 (Storage or Distribution) usage.

The Architects drawings illustrate the following approximate GEA measurements

Unit 1 : 87m²

Unit 2 : 94m²

Unit 3 : 90m²

Unit 4 : 100m²

Unit 5 : 115m²

Unit 6 : 160m²

Unit 7 : 170m²

Unit 8 : 105m²

The site occupies a corner plot within this attractive and popular Business Park.

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 and hybrid buildings already constructed.

SERVICES

All mains services are available for connection at Endeavour Park. Purchasers must satisfy themselves the costs for connection.

TENURE

Freehold.

VAT

All prices are exclusive of VAT. VAT will be charged in addition to the Sale Price.

SERVICE CHARGE

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

VIEWING

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

AGENTS NOTE

Note: All measurements are approximate. The services have not been tested by the Agent. All drawings and plans are for illustrative purposes and not to scale.

All properties are offered subject to contract subject to not being previously sold or withdrawn; these particulars are issued on the understanding that all negotiations are conducted through Bruce Mather Limited.

Bruce Mather Limited for themselves and for Sellers of this property whose Agent they are give notice that:-

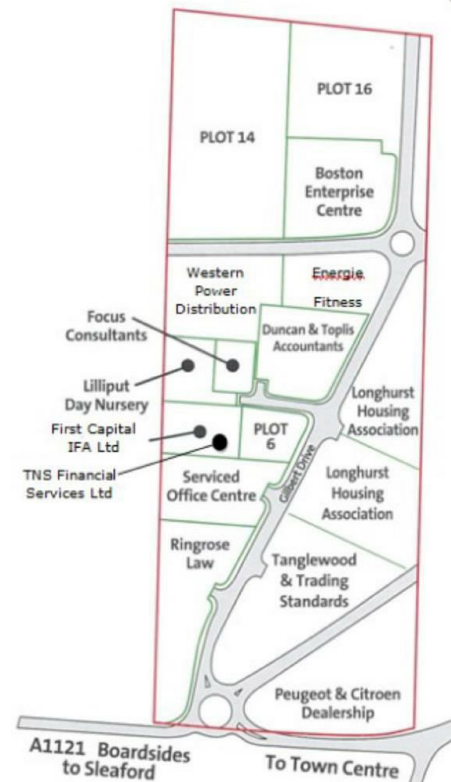
1) the particulars, whilst believed to be accurate, are set out as a general outline for intended buyers and do not constitute nor constitute part of any offer or contract; 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending Buyers 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Site Plan



Area Map

