

BRUCE MATHER

INDEPENDENT ESTATE AGENT



Unit 2 Tofffield Lane, Boston, PE22 9QD **£25,000 Per Annum**

A Workshop/Storage Unit TO LET, at £25,000 per annum exclusive (+VAT), being of steel portal frame construction with brick Office and Staff Room beneath a pitched roof having ancillary accommodation, store room and plentiful off road parking.

Offering internal space of approximately 10,630 sq.ft (987 sq.m) the unit is located within a semi rural location in Old Leake with large concrete apron to the frontage.

DESCRIPTION 104'7" x89'9" (31.88m x27.36m)
A large, detached warehouse/ workshop unit having a gross Internal Area of 10,630sq.ft (987sq.m) providing Office, Staff Room, Store Room, Toilets and Warehouse.

The property has front and side entrances, large on-site parking areas and 3 phase electricity.

TENURE

Leasehold.

New negotiable length lease term available on FRI type terms, the tenant being responsible for the maintenance and repair of the building, reimbursing the Landlord for the annual insurance premium and paying all other normal outgoings, e.g. Business rates, electricity etc. Also, the unit will be let on the basis of the security of tenure provisions of the 1954 Landlord and Tenant Act Part II - Sections 24-28 being excluded.

Further warehousing is also available at separate cost.

BUSINESS RATES

Tenant to be responsible for the payment of business rates and all interested parties should make their own enquiries with Boston Borough Council (Tel. 01205314200).

VAT

We are advised that the rent is exclusive of, but will be liable to, VAT at the prevailing rate.

LEGAL COSTS

The ingoing tenant to be responsible for the Landlord's reasonable legal costs in the preparation of the lease document.

AGENT'S NOTE

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All properties are offered subject to contract or formal lease offered subject to not being previously withdrawn; these particulars are issued on the understanding that all negotiations are conducted through Bruce Mather Limited.

Bruce Mather Limited for themselves and for Lessors 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 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 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

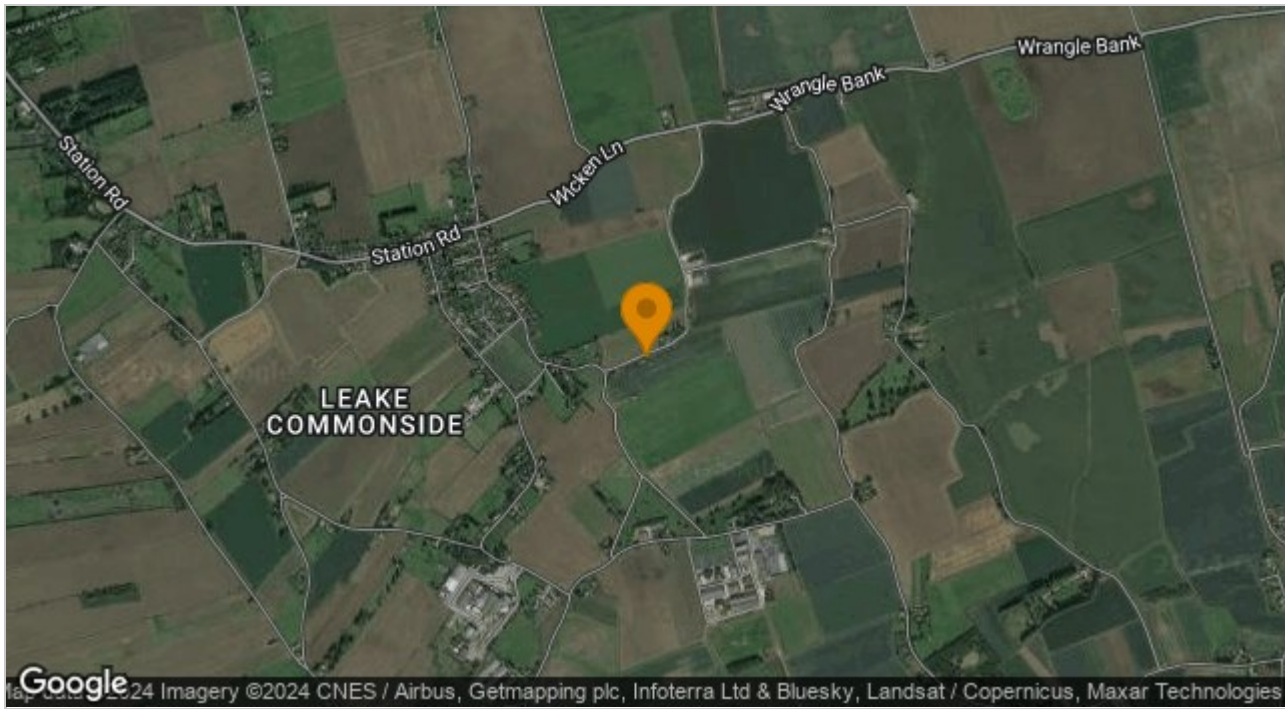
authority to make or give any representation or warranty whatever in relation to this property.

VIEWING

By appointment with the Letting Agents, Bruce Mather Ltd. Tel: 01205 365032.



Area Map



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