

BRUCE MATHER

INDEPENDENT ESTATE AGENT



Unit 4 Poplars Farm Ind. Est., Boston, PE20 3QF £17,500 Per Annum

A Workshop/Storage Unit TO LET, at £17,500 per annum exclusive (+VAT), being of steel portal frame construction with profile metal walls beneath a pitched roof having insulation to both the walls and ceiling.

Offering internal space of approximately 7445 sq.ft (693 sq.m) the unit is located within a mainly concrete surfaced site which enjoys direct access onto the A17 Newark to Kings Lynn trunk road.

DESCRIPTION 103'7" x 51'8" (31.57 x 15.75)

A semi-detached steel portal framed Warehouse having the benefit of insulation to walls and pitched roof; concrete high impact floor; ceiling lighting; 3 phase electric; personnel doors to front and rear, the front having a roller shutter door and concrete apron for parking.

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.

BUSINESS RATES

The rateable value for the property is £15,000. Tenant to be responsible for the payment of business rates and all interested parties should make their own enquiries with North Kesteven District Council. (Tel. 01529 414155)

VAT

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

LEGAL COSTS

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

SITE PLAN

The site plan is for identification purposes only - not to scale.

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All properties are offered subject to contract or formal lease offered subject to not being previously withdrawn; these particulars are issued on the understanding that all negotiations are conducted through Bruce Mather Limited.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

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.

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.

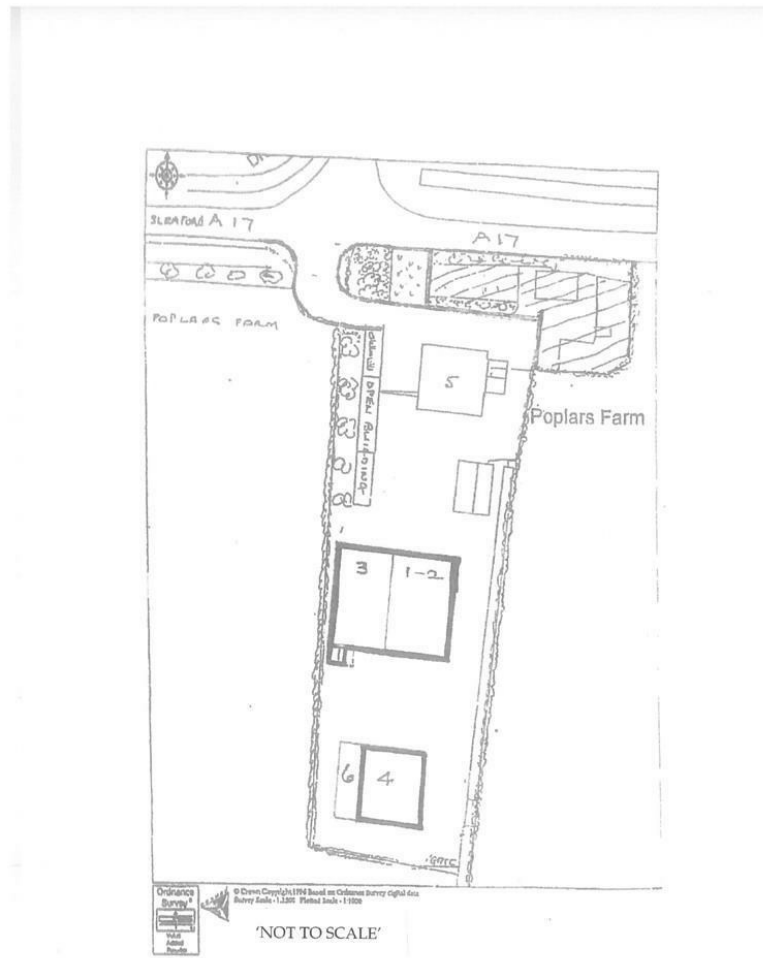
VIEWING

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

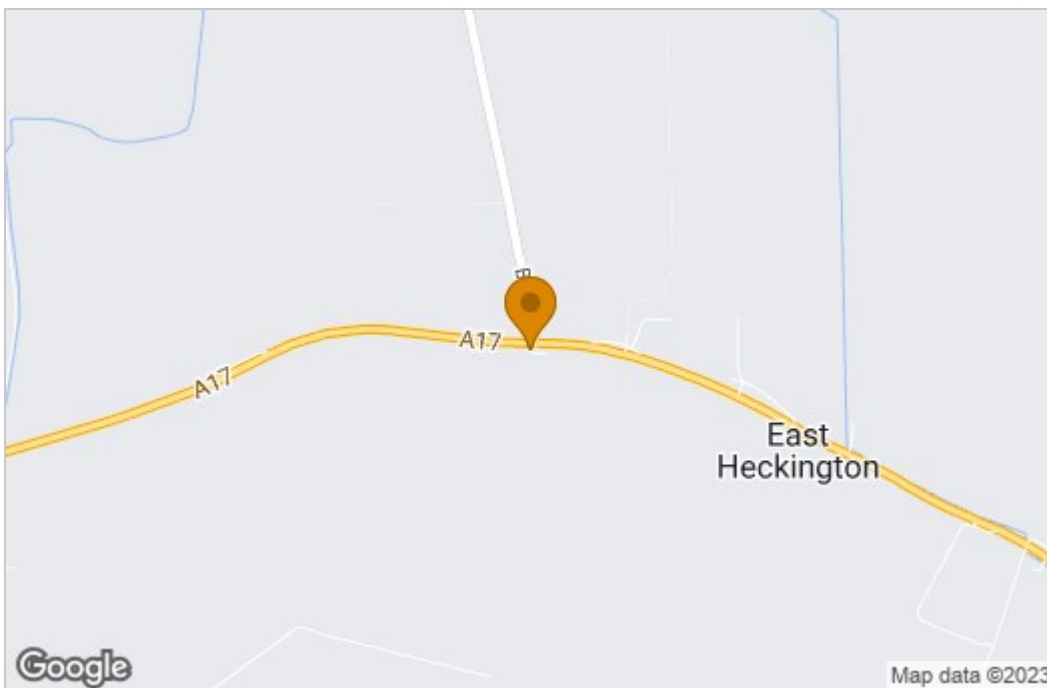
Website Link



Floor Plan



Area Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 Pump Square, Boston, PE21 6QW

Tel: 01205 365032 Email: sales@brucemather.co.uk brucemather.co.uk