



Unit 2 Hamilton Way,  
Boston, PE21 8TT  
#5442/2021H

# Unit 2

Hamilton Way, Boston, PE21 8TT



Agreement

To Let



Detail

Light Industrial / Warehouse



Rent

£24,000 pax



Size

314 sq m (3,899 sq ft)



Location

Boston, PE21 8TT



Property ID

#5442/2021H

**For Viewing & All Other Enquiries Please Contact:**



**CAMERON MCRAE**

BSc (Hons)  
Surveyor

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## Property

The property comprises a single storey light industrial/warehouse of steel portal frame construction with brick/block walls, surmounted by lined corrugated sheet cladding with a similarly clad pitched roof.

Internally, the accommodation provides a main trade counter area with warehousing to the rear. Specification includes a solid concrete floor, suspended lighting and vehicular access door. In addition, the accommodation incorporates office, staff and WC facilities.

Externally, there is ample space for loading and circulation with associated customer parking.

## Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m <sup>2</sup>	ft <sup>2</sup>
Total GIA	314	3,899
Plus Mezzanine	116	1,249

## Services

We understand that mains services of water, drainage and electricity are available and connected to the property. These have not been tested and interested parties are advised to make their own investigations to the relevant utility service providers.

## Town & Country Planning

We understand that the property has consent for uses falling within Class E(g)(iii) (Industrial Processes) and BB (Storage & Distribution) - please check consent of the Town & Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations of the Local Planning Authority.

## Rates

**Charging Authority:** Boston Borough Council  
**Description:** Builders Merchants and Premises  
**Rateable value:** £24,750  
**UBR:** 0.512  
**Period:** 2022-2023

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

## Tenure

The premises are available by way of a new sublease for a term of years to be agreed, to expire no later than 28th September 2023. Alternatively, we understand the Freeholder and Superior Tenant may consider a new direct lease.

## Rent

£24,000 per annum exclusive

## Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

## VAT

VAT will be charged in addition to the rent at the prevailing rate.

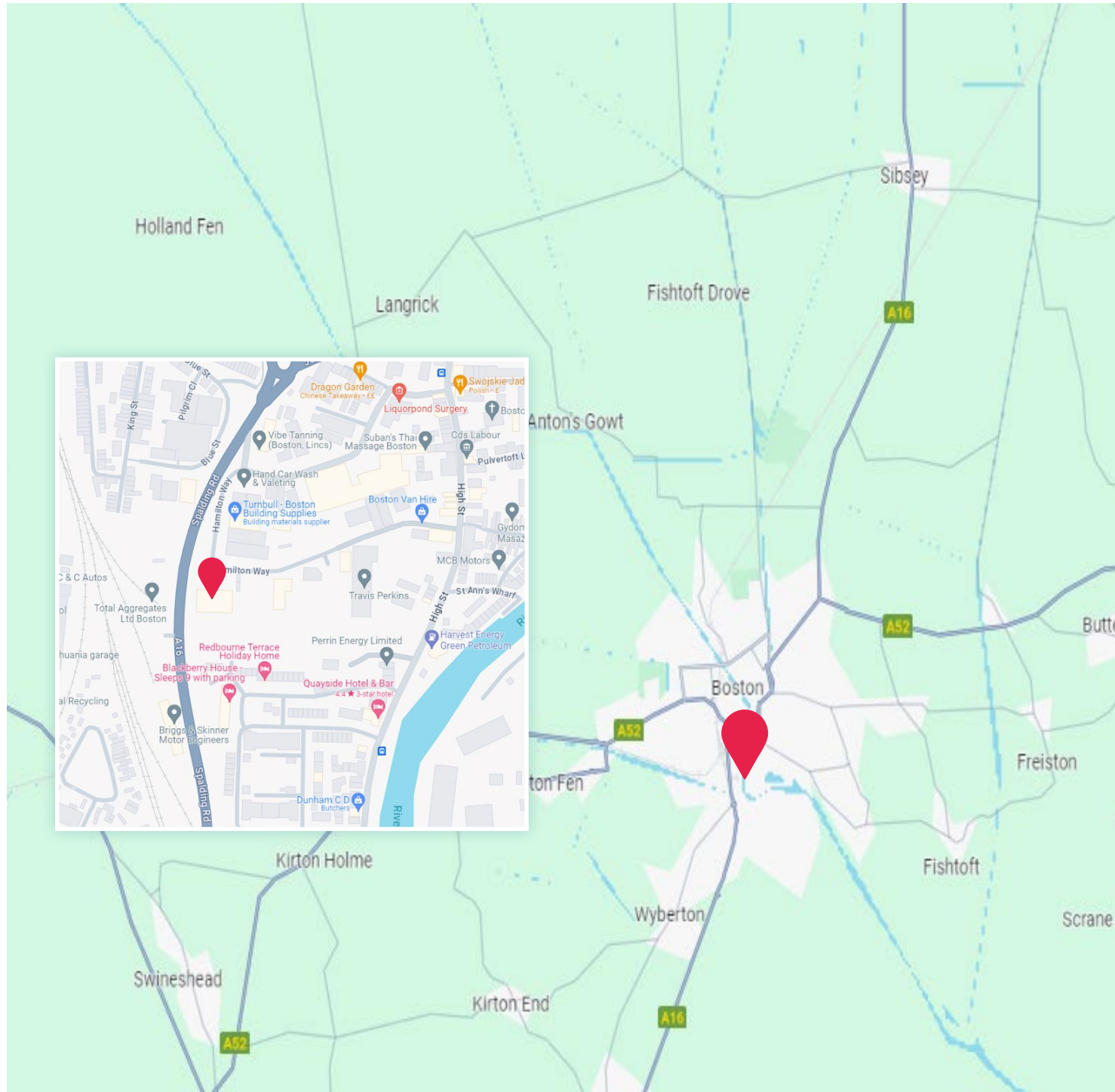
## Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Location

The property is located fronting Hamilton Way, within an established trade counter position just off John Adams Way. Neighbouring occupiers include Topps Tiles, Turnbulls and Travis Perkins.

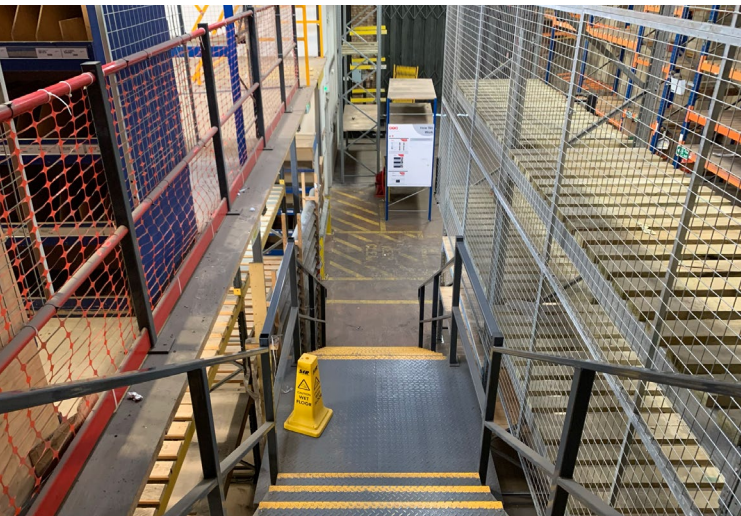
Boston is located 36 miles south east of Lincoln and 36 miles north of Peterborough.











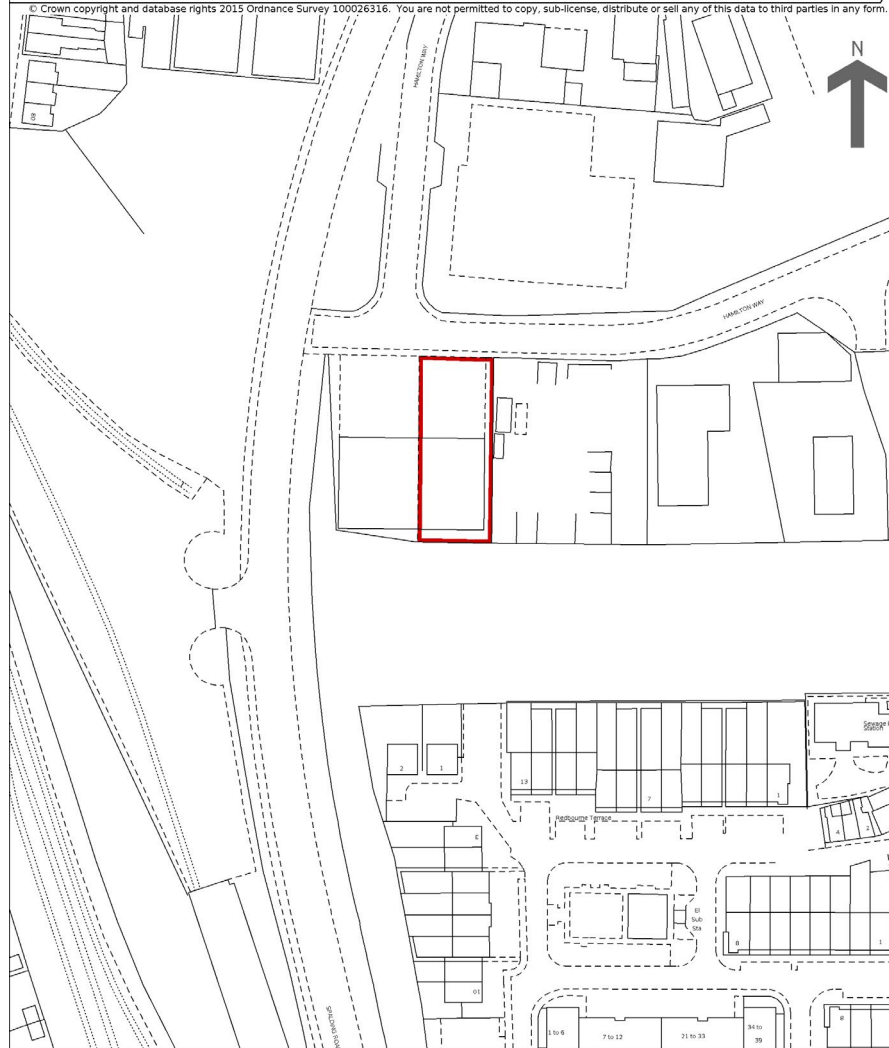


HM Land Registry  
Current title plan

Title number **LL358789**  
Ordnance Survey map reference **TF3243SW**  
Scale **1:1250**  
Administrative area **Lincolnshire : Boston**



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This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 17 May 2022 at 09:42:03. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Kingston upon Hull Office.