



**Boston Trade Park, Norfolk Street, Boston**  
**PE21 9HG**  
#6413/2023J

# Boston Trade Park

Norfolk Street, Boston, PE21 9HG



Agreement

To Let



Detail

Industrial Units



Rent

C6 - £20,250 pax  
C7 - £27,500 pax  
C10 - £27,250 pax



Size

C6 -267.56 sq m  
(2,880 sq ft)  
C7 -365.38 sq m  
(3,933 sq ft)  
C10 -368.73 sq m  
(3,969 sq ft)



Location

Boston, PE21 9HG



Property ID

#6413/2023J

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

**Joint Agent**



**CAMERON MCRAE**

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Director

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## Property

The development comprises a range of terraced industrial units of steel portal frame construction with a mixture of brick/block walls and/or corrugated sheet cladding and similarly clad roofs. Internally the accommodation generally provides clear workspace with allocated staff/WC facilities in most units.

## 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>
C6	267.56	2,880
C7	365.38	3,933
C10	368.73	3,969

## Energy Performance Certificate

Unit C6: E101

Unit C7: D86

Unit C8: D86

## Services

We understand that mains water, electricity and drainage supplies 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

Units on the estate have varying planning consents generally falling within Classes E(g) (Light Industrial), B2 (General Industrial) and B8 (Storage and Distribution) of the Town & Country Planning Use Classes Order 1987 (as amended). Interested parties are advised to make their own investigations to the Local Authority.

## Rates

**Charging Authority:** Boston Borough Council  
**Description:** Workshop and Premises  
**Rateable value:** C6 - £12,250  
C7 - £15,000  
C10 - £15,000  
**UBR:** 0.512  
**Period:** 2023-2024

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 property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

## Rent

C6 - £20,250 per annum exclusive  
C7 - £27,500 per annum exclusive  
C10 - £27,250 per annum exclusive

## Service Charge

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

Buildings Insurance will be charged in addition.

## VAT

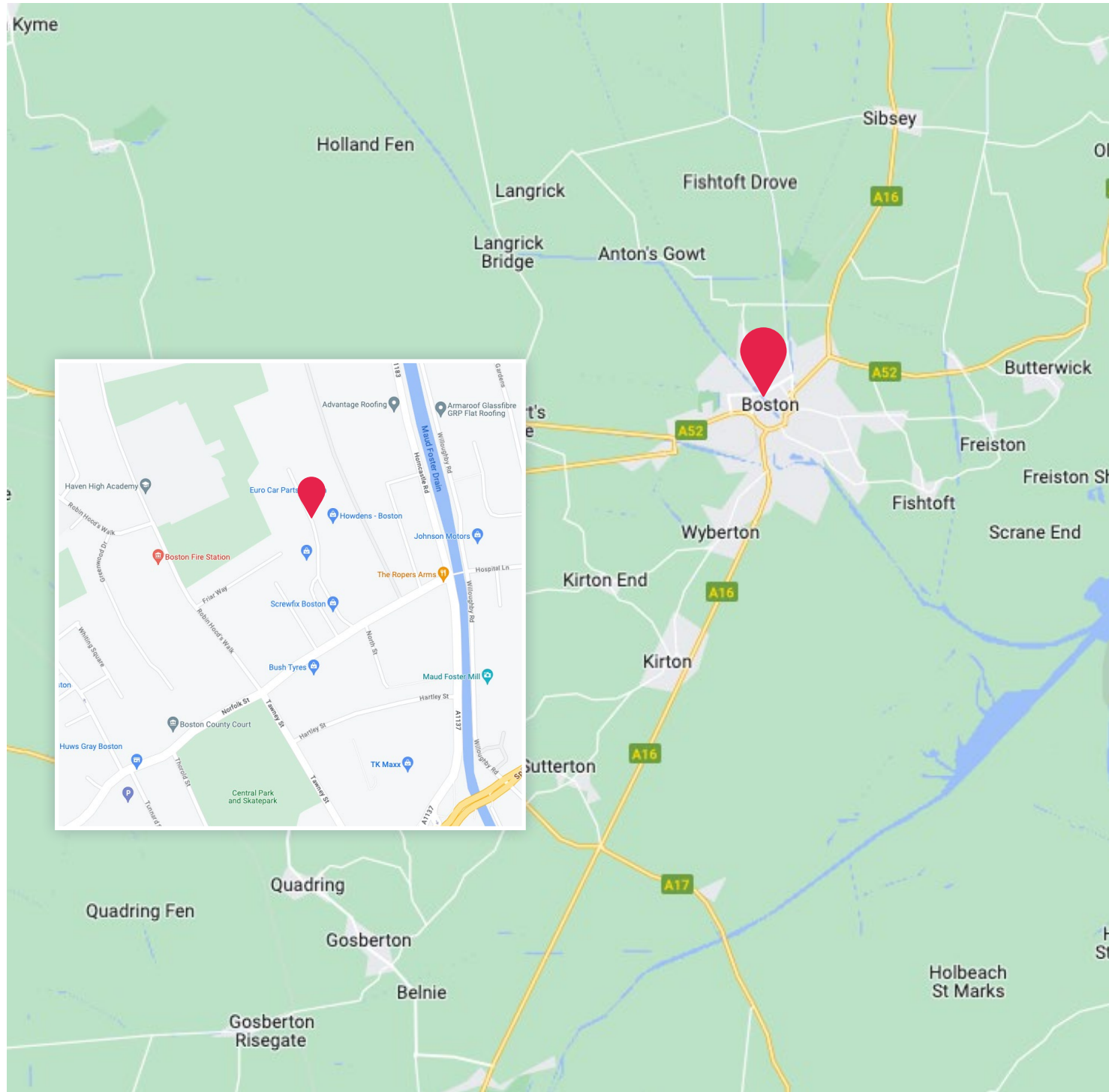
VAT may be charged in addition to the rent at the prevailing rate.

## Legal Costs

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

## Location

The premises are located on the established Boston Trade Park a short distance to the north of Boston town centre providing quick access to the A16 John Adams Way.





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