



**Unit 22 & 23, Haven Business Park, Slippery Gowt Lane,
Wyberton, Boston, PE21 7AA**

#10636/2023H

Unit 22 & 23 Haven Business Park

Slippery Gowt Lane, Wyberton, Boston, PE21 7AA



Agreement

To Let



Detail

Industrial



Rent

From £13,600- £27,400 pax



Size

222.50 - 455.12sq m
(2,395 - 4,899 sq ft)



Location

Boston, PE21 7AA



Property ID

#10636/2023H

For Viewing & All Other Enquiries Please Contact:



CAMERON MCRAE

BSc (Hons)
Surveyor

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07929 105 394

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Property

The property comprises two terrace industrial units of steel portal frame construction with clad elevations and a similarly pitched clad roof. Internally the property has a power floated concrete floor, WC, electric roller shutter door, office accommodation and a minimum working height of 5.1 meters.

The estate benefits from CCTV, allocated parking and generous circulation space.

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 ²	ft ²
Unit 22	232.62	2,504
Unit 23	222.50	2,395
Total GIA	455.12	4,899

Energy Performance Certificate

Rating: C

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

We understand that the property has consent for uses falling within Class E(g) (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

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

Rates

Charging Authority: Boston Borough Council
Description: Warehouse and Premises
Rateable value: Unit 22 - £10,750
Unit 23 - £10,750
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

Unit 22 - £13,800 per annum exclusive

Unit 23 - £13,600 per annum exclusive

Combined - £27,400 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 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.

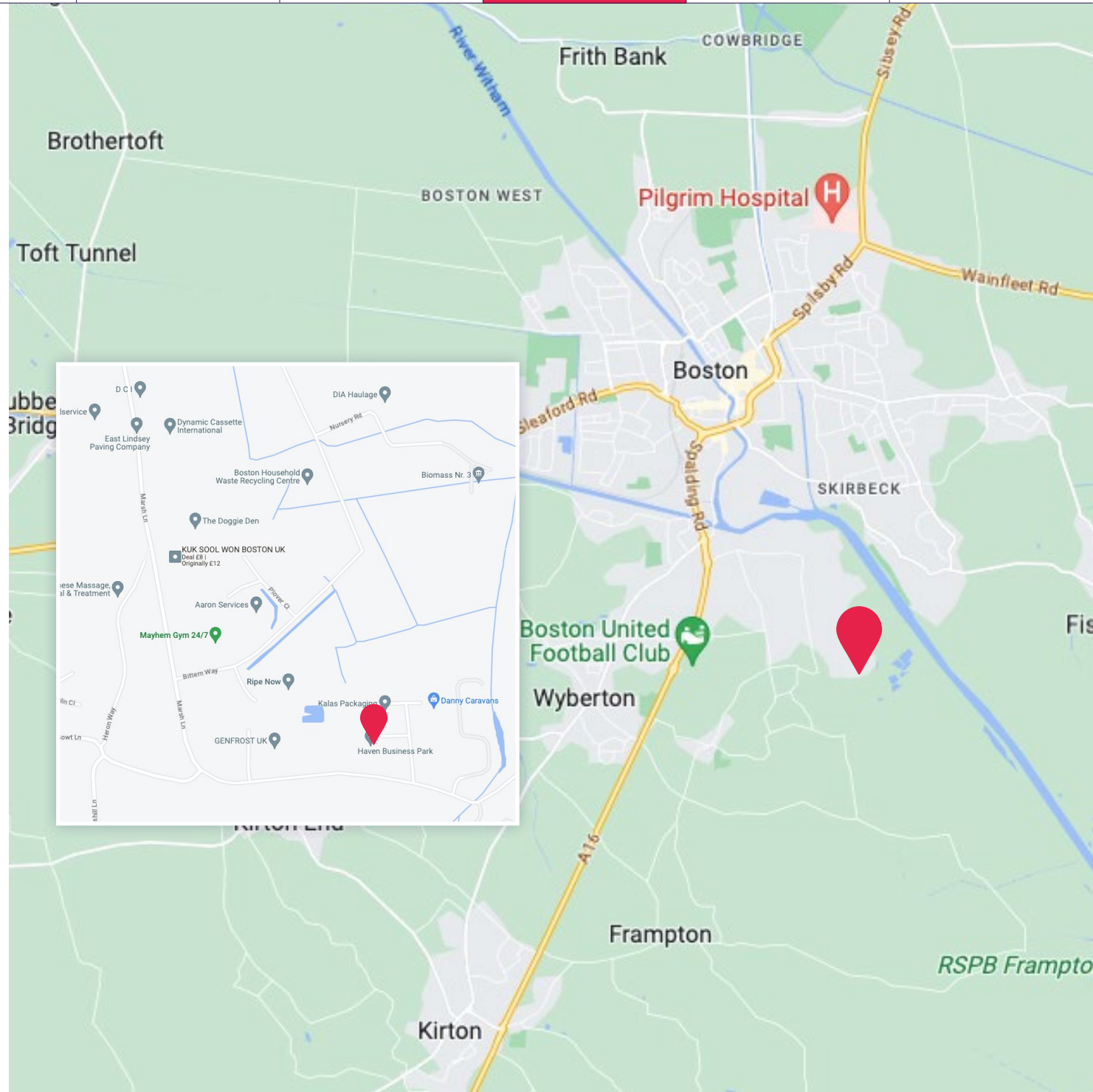
Location

Boston is a bustling Market Town and port located on the South Lincolnshire Fens, approximately 35 miles to the north-west of Peterborough and 110 miles to the north of London.

Boston is predicted to be one of the fastest growing towns in the East Midlands Region. Current estimates predict the population to be in the region of 68,000 residents.

The site is located south of the town centre, with close links to the A16 and A52, on the southern edge of the fastest growing industrial zone.

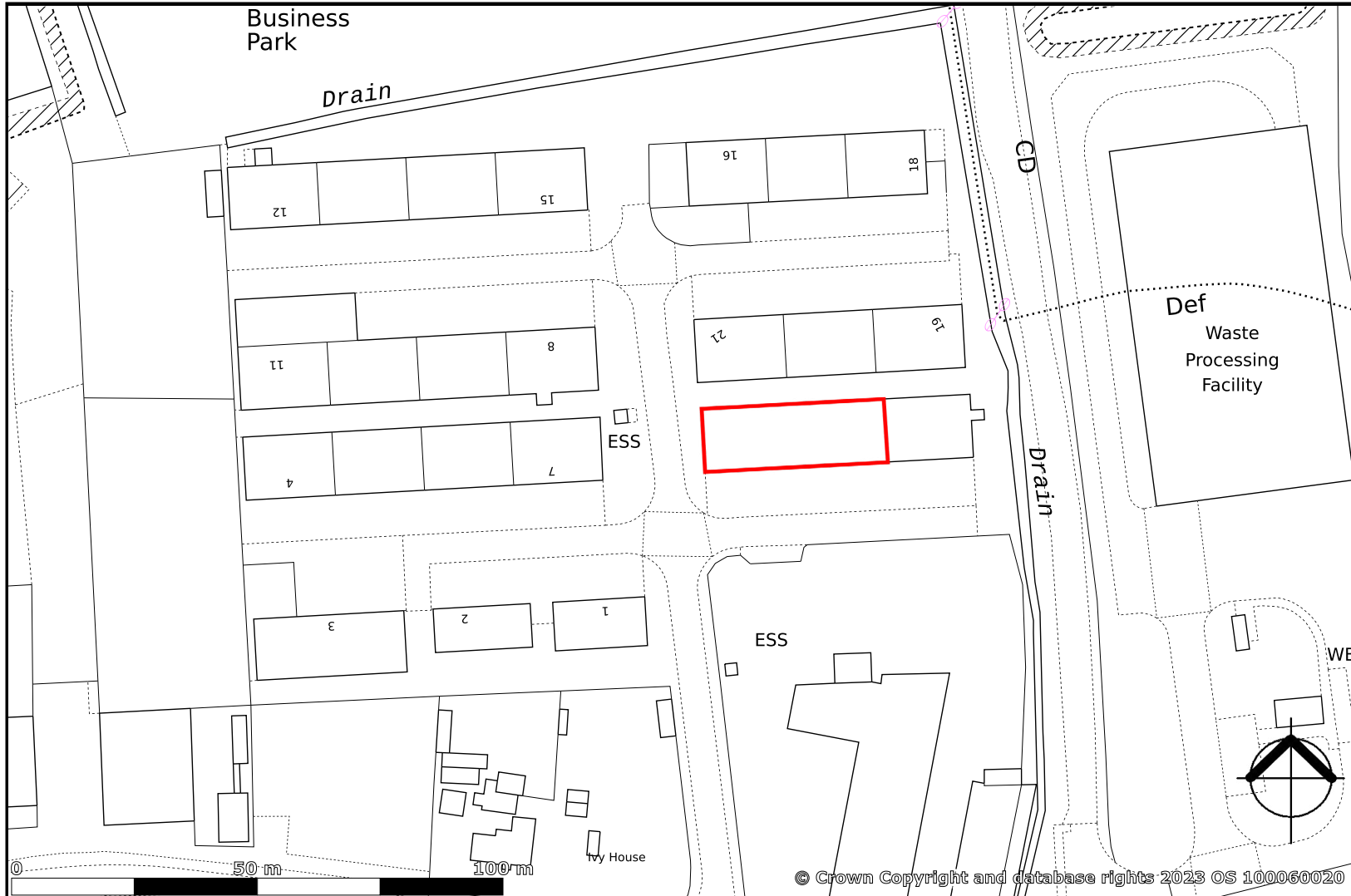
Riverside Industrial Estate is the main industrial area extending to over 200 acres to the South of the town. Haven Business Park is located on the southern perimeter of the estate, accessed by Slipper Gowt Lane.







Units 22-23, Haven Business Park, Slippery Gowt Lane, Wyberton, Boston, PE21 7AA



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Plotted Scale - 1:1,250