



Boston Trade Park, Norfolk Street, Boston PE21 9HG

**TO LET**

**INDUSTRIAL / TRADE COUNTER UNITS**

**2,880 - 10,782 Sq Ft  
(268 - 1,002 Sq M)**

## DESCRIPTION

Three 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.

Units on the Trade Park have varying planning consents generally falling within Classes E(g) (Light Industrial), B2 (General Industrial) and B8 (Storage and Distribution). Interested parties to make their own enquiries of the Local Planning Authority.

- ✓ Established trade park / estate location
- ✓ Occupiers included MKM & Screwfix
- ✓ Excellent access to A16, A17 and A52 trunk roads
- ✓ Units C6, C7 & C10 recently reroofed
- ✓ Potential for alternative uses (stp)
- ✓ Occupation available from March 2024



## 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.

## ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Unit C6	2,880	268
Unit C7	3,933	365
Unit C10	3,969	369
<b>Total</b>	<b>10,782</b>	<b>1,002</b>

## VAT

Applicable to rent and service charge.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

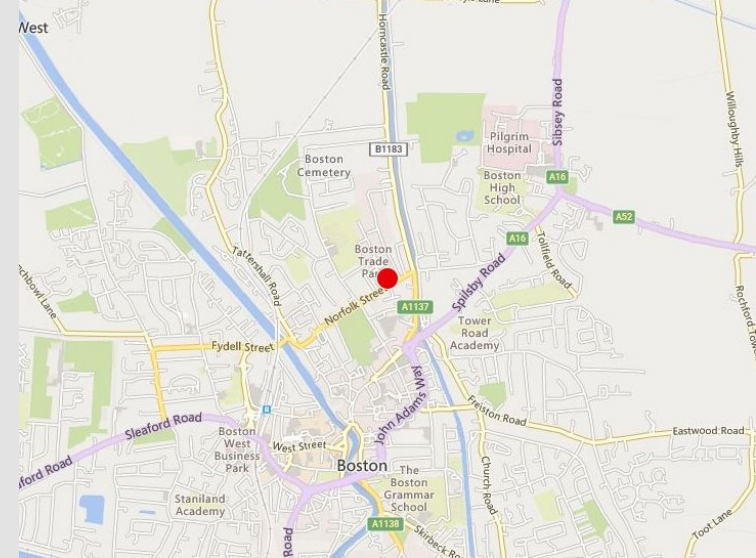
## BUSINESS RATES

For business rating information for individual units please visit the Valuation Office Agency website ([www.vo.gov.uk](http://www.vo.gov.uk)).

## TERMS

Units are available to let upon full repairing and insuring leases for a term to be agreed. Guide rents available upon application.

**EPC** Copies available upon request.



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Regulated by RICS 02-Feb-2024

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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