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## **UNITS 1 & 5 REDSTONE INDUSTRIAL ESTATE, BOSTON, LINCOLNSHIRE, PE21 8EA**

**GUIDE £7,400 per annum per unit**

High Quality Industrial Units

Available individually  
B1 & B8 planning consent  
Popular industrial estate  
Each unit approximately 1,850sqft (172sqm)

## Units 1 & 5, Redstone Industrial Estate, Boston, Lincolnshire, PE21 8EA

### DESCRIPTION

The units form part of a terrace of six. Each unit extends to approximately 1,850sqft (172sqm). The units benefit from steel roller shutter doors, adjacent personnel door, rear fire escape and partitioned toilet and kitchen facilities.

Externally, the site is hard surfaced with a front concrete apron for access parking and turning. A perimeter fence surrounds the estate forming a secure gated compound.

### LOCATION

The units are located on Redstone Industrial Estate, which is an established trading estate just off the A16 Spalding Road to the South of Boston town centre.

### ACCOMMODATION

Unit 1 – 1,850sqft (172sqm)

Unit 5 – 1,850sqft (172sqm)

### PLANNING

The units have planning permission for B1 & B8. Unit 5 also has planning permission to be used as an MOT testing centre.

### TERMS

The units are available on flexible terms to be discussed.

### OUTGOINGS

Business rates and utility costs.

### VALUE ADDED TAX

We understand that VAT will be chargeable on the rent.

### LEGAL COSTS

Each party will be responsible for their own legal costs.

### PLANS, AREAS & SCHEDULES

These have been prepared as carefully as possible and are based on the Ordnance Survey National Grid scale plans. The plans are published for illustrative purposes only and although they are believed to be correct, their

accuracy is not guaranteed.

### VIEWING

Viewing is strictly by appointment only with the Letting Agents. To arrange a viewing please contact the office.

### LETTING AGENTS

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Holland House  
16 High Street  
Spalding  
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PE11 1TW  
Telephone: 01775 722321  
Email: [jsw@brown-co.com](mailto:jsw@brown-co.com)  
Contact: John Smithson Whitehead

### HEALTH & SAFETY

The property is part of a working industrial estate and therefore viewers should be careful and vigilant whilst on the property. Neither the owner nor the Letting Agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

### LOCATION PLAN



#### IMPORTANT NOTICES

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