

TO LET

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# BOSTON WEST BUSINESS PARK

Sleaford Road, Boston, PE21 8EG



## Key Highlights

- Established business park location
- Prominent position fronting A52
- Excellent onsite parking provision
- Open plan accommodation suitable for a variety of uses (subject to planning permission)

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## Location

Boston is a bustling market town with a range of local amenities located on the South Lincolnshire Fens. It has a retail catchment area of over 130 shoppers and a population of 68,000 residents. It is located approximately 115 miles to the north of London, 35 miles to the south east of Lincoln, 40 miles to the east of Nottingham and 35 miles to the west of Kings Lynn.

## Situation

The property is situated just to the west of the town centre, fronting the A52 Sleaford Road and forming part of the established Boston West Business Park. Boston West Business Park has been developed into a major edge of town centre scheme orientated towards the healthcare sector and includes Sidings Medical Practice, Sandhill's Day Nursery, Boston West Hospital, Lloyds Pharmacy, the Archway Centre and Urban & Fresh Supermarket.

Nearby occupiers include Asda, Aldi, McDonalds, Pets At Home and Currys, to name but a few.

In addition, Boston Railway Station is within a short walking distance.

## Description

The property comprises a former fitness centre being of a single storey period brick construction having been sympathetically restored and benefiting from extensive onsite car parking.

Internally, it provides an impressive double height clear open plan space with exposed trusses having been fitted out by the previous tenant and configured to provide a large reception, principal fitness area and dance studio.

In addition, there are comprehensive customer and staff welfare facilities.

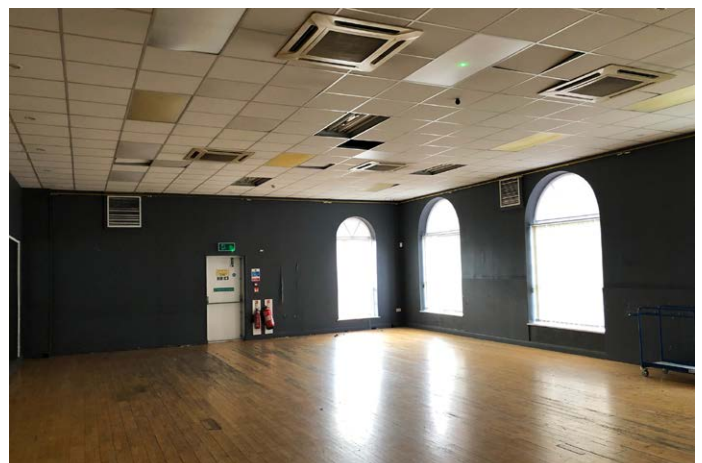
## Accommodation

The property has been measured on a gross internal basis. All figures quoted are for guidance purposes only.

- 9,320 sq ft (872.548 sq m)

## Services

We understand electricity, gas, water and drainage are connected to the premises. Prospective occupiers are advised to make their own enquiries to the relevant utility companies as to the suitability or capacity of the services.



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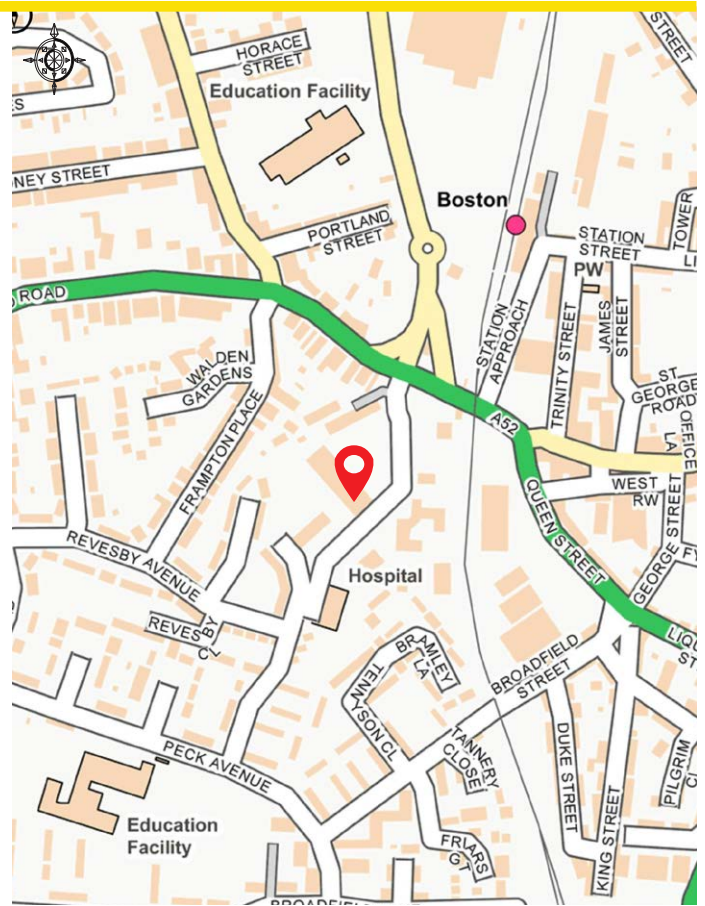
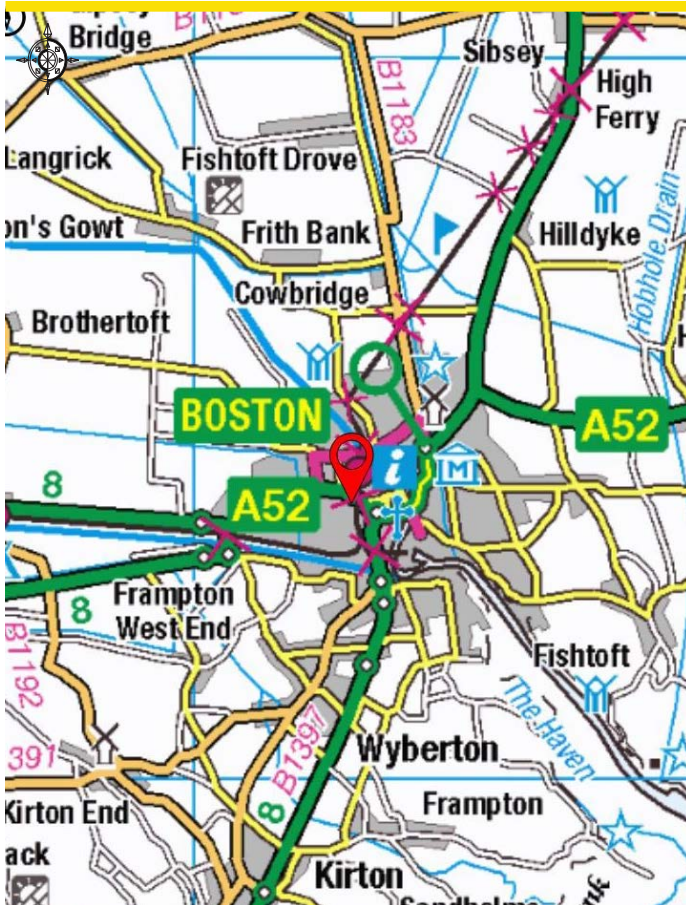
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## Rateable Value

Rateable Value (2017)	£70,000
Rates Payable 2022/2023	£35,840

## EPC

The premises has an EPC assessment of E112.

## Tenure

The accommodation is available To Let by way of a new full repairing and insuring lease for a term of years to be agreed.

## Rent

£50,000 per annum exclusive.

## VAT

VAT is applicable to the rent charged at the prevailing rate.

## Legal Costs

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

## Viewing and Further Information

Strictly by appointment only with the Joint Agent, Savills or Poyntons

### Savills (UK) Limited

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