



## INDUSTRIAL UNIT / WAREHOUSE PREMISES

UNIT 1 FEN ROAD BUSINESS PARK, BOSTON, PE20 1SD

- Industrial Unit / Warehouse Premises with ancillary Office accommodation.
- GIA approx. 16,705 sq ft (1,552 sq m).
- Fenced and gated secure Compound opposite plus parking.
- Available by way of new effective full repairing and insuring lease for a minimum initial term of 3 years.

**£40,000 P.A.X. LEASEHOLD**

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## LOCATION

Boston is located approximately 35 miles South East of the City of Lincoln and 25 miles to the West of the Market Town of Kings Lynn and is strategically placed on the A16, A17 & A52 crossroads. Fen Road Business Park is located just off the A52 which leads East towards Boston and West towards Swineshead where the A52 joins the A17.

## DESCRIPTION

Unit 1 Fen Road Business Park briefly comprises a semi-detached Industrial Unit / Warehouse Premises with extensive Office and ancillary accommodation.

We believe that the building was constructed during the 1970's and is of steel portal frame construction with predominantly brick elevations with insulated cladding above to eaves height under a pitched and uninsulated roof covering. Unit 1 has a 3 phase electricity supply and a single electric roller shutter door to the front elevation with eaves heights ranging from approximately 5.55 m to 8.00 m (18' 2" to 26' 3").

The property has numerous Offices together with 2 Kitchens and WC facilities.

Opposite Unit 1 there is a fenced, gated and surfaced Storage Compound extending to approximately 0.21 acres with a further unenclosed concrete surfaced area including parking to the frontage.

## ACCOMMODATION

Unit 1 has been measured on a gross internal area basis and comprises as follows:

Description	m2	Sq.ft
Industrial Unit / Warehouse & Offices	1,552	16,705
<b>TOTAL</b>	<b>1,552</b>	<b>16,705</b>

## SERVICES

We understand that Unit 1 is connected to mains electricity (with 3 phase supply), water and drainage.

Prospective tenants are advised to check upon the adequacy and provision of services with the relevant Statutory Authorities prior to making an offer to take a new lease in respect of this property.

## EPC

Unit 1 has a current EPC Rating of C74 valid until 4th April 2034.

## VAT

The rental terms quoted herein are exclusive of VAT at the prevailing rate.

## IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/Imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092.25.03.2024

## PLANNING

We understand that Unit 1 has an established use now falling under Use Class E of The Use Classes Order 2020.

We would recommend that interested parties contact the Planning Department at Boston Borough Council regarding planning-related matters prior to making an offer to take a new lease in respect of this property. Tel: 01205 314200.

## BUSINESS RATES

Unit 1 at Fen Road Business Park is assessed under the 2023 Rating List as a Warehouse and Premises with a Rateable Value of £38,250.

For further information in respect of the amount of Business Rates payable in respect of this property, prospective tenants are advised to contact The Billing Authority, Boston Borough Council. Tel: 01205 314200.

## LEASE TERMS

Unit 1 is available by way of a new effective full repairing and insuring lease for a minimum initial term of 3 years.

## RENTAL TERMS

Unit 1 is available at a rent of £40,000 per annum exclusive of VAT at the appropriate rate.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in respect of the drafting of any new lease agreed.

## VIEWING AND FURTHER INFORMATION

Strictly by prior appointment with the Sole Letting Agents:

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