

BostonTradePark

NORFOLK STREET // BOSTON // PE21 9HG



**TO
LET**

NEW TRADE COUNTER DEVELOPMENT

UNITS AVAILABLE FROM 2,750 - 35,000 SQ FT (255 - 3,252 SQ M)

WORKS COMMENCED APRIL 2021

- Established Trade Counter location
- Excellent access to A16, A17 and A52 trunk roads

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.

DESCRIPTION

The development comprises a high quality trade counter / industrial scheme incorporating a variety of different sized units set in two terraces. The units will be of monopitch portal framed construction with profile metal clad elevations under a fully insulated roof. Works commenced April 2021.

PLANNING REFERENCE

Full planning consent:
Boston Borough Council - B/19/0397.

PROPOSED SPECIFICATION

- 6m to haunch
- Full height up and over loading door
- Signage zone
- 3 phase power supply
- Excellent car parking provision
- Secure site

TERMS

All units are available on a leasehold basis on terms to be agreed. Rents are available upon application.



UNIT	GIA SQFT
1	2,750
2	2,750
3	3,000
4	3,000
5	3,000
6	RESERVED
7	3,250
8	2,750
9	2,750
10	2,750
11	RESERVED
TOTAL GIA	35,000



FURTHER INFORMATION

Contact joint sole agents:

EXISTING TRADE PARK OCCUPIERS:



William Wall BSc (Hons) MRICS

01522 544515

07717 546269

will.wall@bankslong.com

Andrew France BSc (Hons) MRICS

01522 814663

07548 706333

afrance@lsh.co.uk

DISCLAIMER: The Agents for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of The Agents or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. 04/21