

# Modern Industrial Starter Units on The Popular Riverside Industrial Estate

## Available To Let Leasehold

Unit 11 Tec Park | Tenens Way | Boston | Lincolnshire | PE21 7PA



Starter Units Available Extending to 56sqm, 605sqft  
Available Immediately

Available To Let Leasehold  
£330 per Calendar Month plus VAT Subject to Contract

**poyntons** consultancy

PROPERTY MARKETING SPECIALISTS

**01205 361694**  
[www.poyntons.com](http://www.poyntons.com)  
[sales@poyntons.com](mailto:sales@poyntons.com)



**RICS**

### **Location...**

The large market town of Boston is located approximately 115 miles to the north of London on the South Lincolnshire Fens.

The town has a population of approximately 70,000 residents and is 35 miles south-east of Lincoln, 30 miles to the west of King's Lynn, 35 miles to the north-east of Peterborough and 50 miles to the east of Nottingham.

The town has good rail services to Grantham where there is the main line to London and Edinburgh as well as good road connections through the A16, A17 and A52 trunk roads.

The town has a rich trading history with the Hanseatic League and has been a port for approximately 1,000 years.

The Marsh Lane Industrial Estate also known as Riverside is located approximately 1.5 miles to the south of the town centre. Tenens Way is a cul de sac located to the south of Marsh Lane.

### **Accommodation...**

A clear span mono pitch unit measuring 5.9m x 9.5m (56sqm/605sqft) with a minimum eaves height of 5.6m, high impact concrete floor, office, lighting, roller shutter door, personnel door and a 3-phase power supply

### **Outgoings...**

Unit 11 has a Rateable Value of £2,800 (Billing Authority Ref 00507545001100). Therefore, qualifying occupiers may be entitled to claim full Rates Relief.

An estate service charge of £10 + VAT per month is payable which covers the maintenance of the communal areas and facilities.

### **EPC...**

The property has an Energy Performance Asset Rating D91. Full details are available on request.

### **Tenure...**

The units are available by way of new Licence Agreements for a minimum term of 2 years with the rent payable monthly in advance.

A deposit will be held by the landlord of the equivalent of three month's rent paid upfront.

### **Agents Note...**

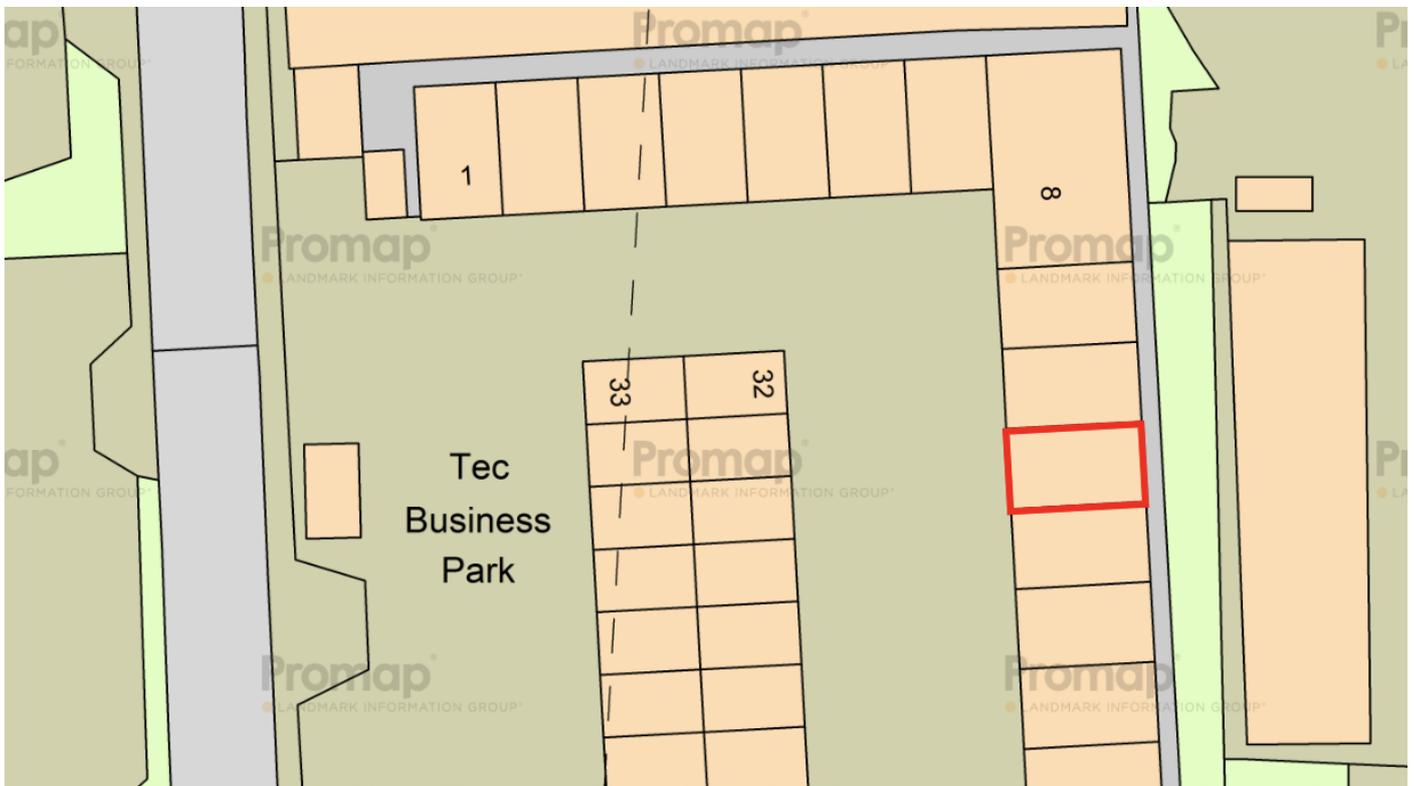
The site benefits from powered security gates and site CCTV coverage.

### **Viewing...**

All viewings are to be made by appointment through the agent.

Poyntons Consultancy.

sales@poyntons.com | poyntons.com



**Misrepresentation Act:** The particulars in this brochure have been produced in good faith, and are set out as a general guide and do not constitute whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

**Money Laundering Regulations:** Prospective purchasers will be asked to produce identification at a later stage.

**poyntons consultancy**

PROPERTY MARKETING SPECIALISTS

**01205 361694**  
[www.poyntons.com](http://www.poyntons.com)  
[sales@poyntons.com](mailto:sales@poyntons.com)



**RICS**