

INDUSTRIAL UNIT

TO LET

INCENTIVES AVAILABLE



Various Units, Haven Business Park, Slippery Gowt Lane, Wyberton,
Boston
PE21 7AA

#10636/2023K/2025D/2025G



BTG
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Various Units, Haven Business Park

Slippery Gowt Lane, Wyberton, Boston, PE21 7AA



Agreement

To Let



Detail

Industrial



Rent

From £10,600 pax



Size

158.12 sq m to 232.63 sq m
(1,702 sq ft to 2,504 sq ft)



Location

Boston, PE21 7AA



Property ID

#10636/2023K/2025D
/2025G

For Viewing & All Other Enquiries Please Contact:



JASPER NILSSON
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Surveyor

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Property

The listing comprises 3 terraced industrial units of steel portal frame construction with clad elevations and a similarly pitched clad roof. Internally each unit has a power floated concrete floor, LED spotlighting, WC's and a kitchenette.

Each unit benefits from separate vehicle and pedestrian access, with vehicle access being via an electric roller shutter door. Externally each unit has parking and a circulation area for deliveries.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor areas.

Area	m ²	ft ²
Unit 2	158.12	1,702
Unit 19	232.63	2,504
Unit 20	222.44	2,402
Unit 21	232.63	2,504

EPC

Rating: Unit 2 - B28

Unit 19 - C65

Unit 20 - B50

Unit 21 - B50

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for uses falling within Class E(g) (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

Charging Authority: Boston Borough Council
Description: Warehouse and Premises
Rateable Value: Unit 2 - £8,000
Unit 19 - £11,500
Unit 20 - £11,000

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available To Let by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

Unit 2 - £10,600 per annum exclusive

Unit 19 - £15,100 per annum exclusive

Unit 20 - £14,500 per annum exclusive

Unit 21 - £15,100 per annum exclusive

Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

VAT may be charged in addition to the rent at the prevailing rate.

Legal Costs

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

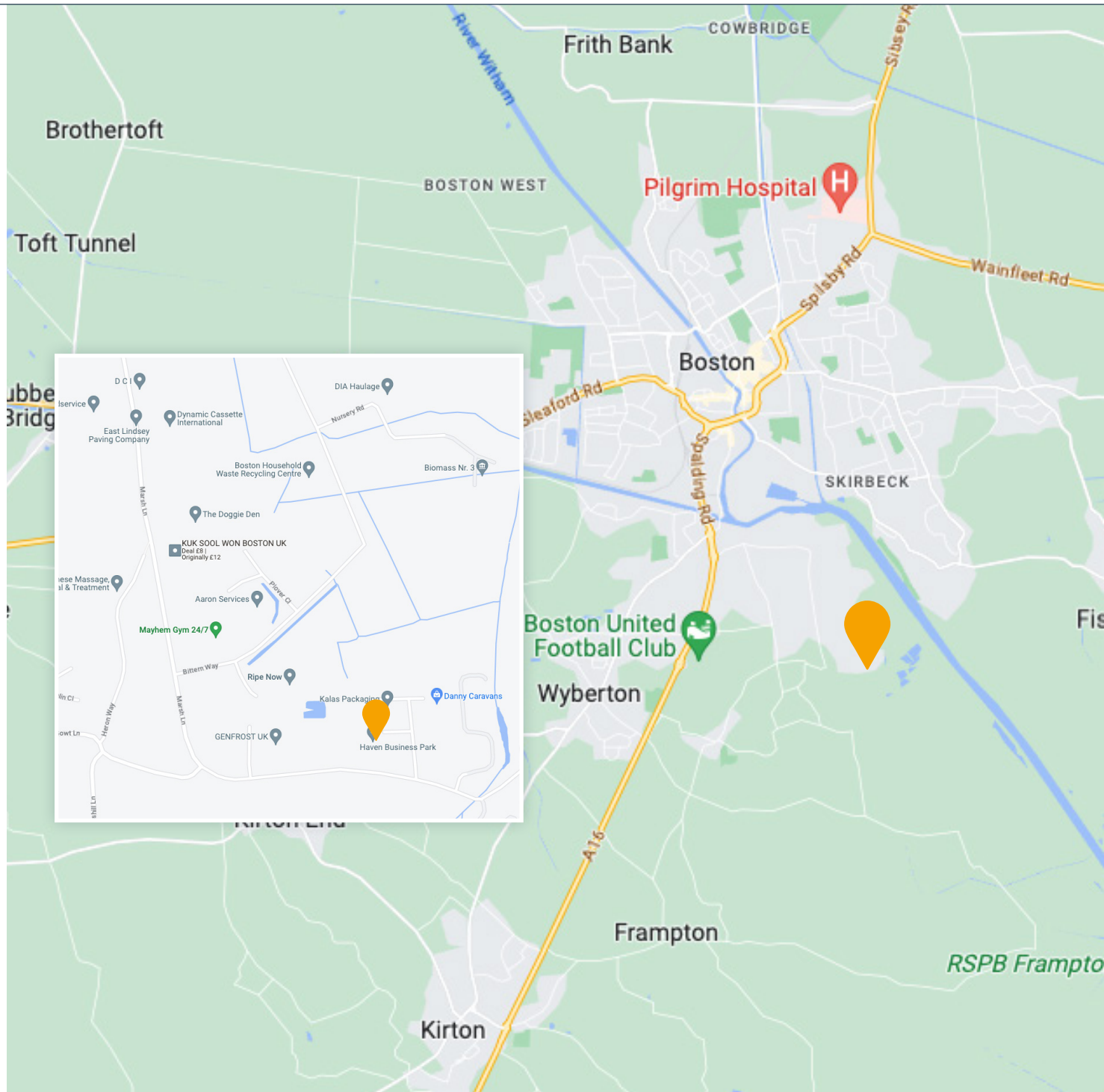
Location

Boston is a bustling market town and port located on the South Lincolnshire Fens, approximately 35 miles to the north-west of Peterborough and 110 miles to the north of London.

Boston is predicted to be one of the fastest growing towns in the East Midland Region. Current estimates predict the population to be in the region of 68,000 residents.

The site is located to the South of the town centre, with close links to the A16 and A52, on the southern edge of the fastest growing industrial zone.

Riverside Industrial Estate is the main industrial area extending to over 200 acres to the South of the town. Haven Business Park is located on the southern perimeter of the estate, accessed by Slippy Gowt Lane.







Haven Business Park, Slippy Gowt Lane, Wyberton, Boston, PE21 7AA

