

BRUCE MATHER
INDEPENDENT ESTATE AGENT



Swineshead

Boston, Lincolnshire, PE20 3LR

Asking Price £850,000

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Boston, Lincolnshire, PE20 3LR

A well-established Business Park situated in the expanding village of Swineshead, strategically positioned with excellent access to the A17 and A52 trunk roads. The site benefits from proximity to local amenities, including a pre-school and the Lincolnshire Co-op Community Hub, supporting a thriving business and residential community. This investment offers strong regional connectivity and potential for continued growth within a mixed-use environment.

Sale Price: £850,000

LOCATION:

This investment is located on North End in the growing village of Swineshead, within a well-established Business Park set back from Boston Road. The site benefits from excellent access to the A17 and A52 trunk roads and is close to local amenities, including a pre-school and the Lincolnshire Co-op Community Hub. Situated 6–7 miles southwest of Boston, Swineshead is experiencing ongoing residential and commercial growth supported by strong regional connectivity.

SERVICES:

It is understood that the site benefits from mains electricity, water, and gas, with the office accommodation connected to mains drainage.

Please note: None of the services, systems, or equipment within the property have been tested by the Agents. As such, no warranty or representation is given or implied as to their condition or operational suitability. Prospective purchasers are advised to undertake their own investigations and inspections.

EPC:

The property comprises three principal buildings, each with its own Energy Performance Certificate (EPC). All three buildings have been assessed with a rating of C, with scores ranging between 61 and 69, indicating good overall energy efficiency.

VAT:

We are advised by the vendor that VAT will not be applicable to the purchase price.

TENURE:

The property is being offered for sale on a freehold basis. Copies of the tenancy agreements are available to purchasers upon request.



VIEWING:

Viewings are strictly by prior appointment with the sole selling agents, Bruce Mather Commercial. For enquiries or to arrange a viewing, please contact: 01205 365032 (Option 3)

AGENT'S NOTE:

Rents, fees, and occupation details are subject to variation over time. Prospective purchasers may request an up-to-date tenancy schedule at the point of purchase.

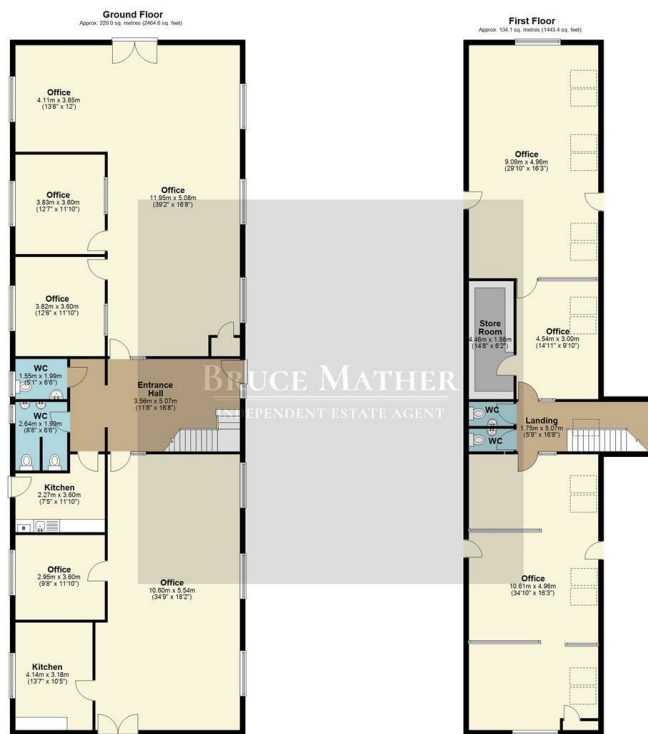
Please note that all measurements are approximate, and the services, fixtures, and fittings have not been tested by the Agents.

All properties are offered subject to contract and availability, and are expressly subject to prior sale or withdrawal. These particulars are provided on the basis that all negotiations are conducted exclusively through Bruce Mather Limited.

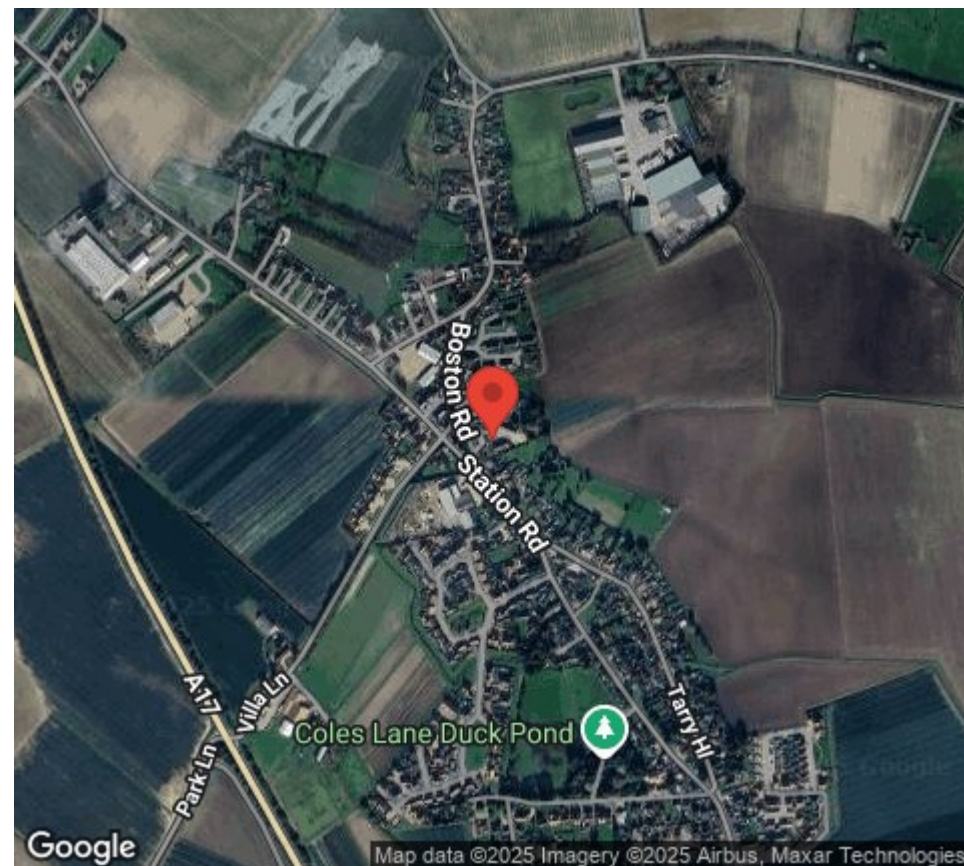




Total area: approx. 633.1 sq. metres (6865.7 sq. feet)
 All measurements are for guidance only and may not necessarily represent a true and accurate depiction of the location of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part of any offer or contract.



Total area: approx. 363.1 sq. metres (3908.0 sq. feet)
 All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the location of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part of any offer or contract.
 Please contact Bruce Mather for more information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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