

BRUCE MATHER

INDEPENDENT ESTATE AGENT



Unit 5 Poplars Farm Ind.Est., Boston, PE20 3QF

£8,500 Per Annum

A Workshop/Storage Unit TO LET, at £8,500 per annum exclusive (+VAT), being of steel portal frame construction with part brick and part profile metal walls beneath a pitched profile metal roof incorporating roof lights.

Offering internal space of approximately 3,500 sq.ft (325 sq.m) the unit is located within a mainly concrete surfaced site which enjoys direct access onto the A17 Newark to Kings Lynn trunk road.

DESCRIPTION

A detached square shaped Workshop/Storage Unit having the benefit of concrete floor, roller shutter front entrance door with adjacent personnel door, emergency door to rear, fluorescent lighting and 3 phase electricity supply. Internal room inside the unit with power supply and lighting previously used as an office.

TENURE

Leasehold.

New negotiable length lease term available on the basis of the tenant being responsible for the maintenance and repair of the building, reimbursing the Landlord for the annual insurance premium and paying all other normal outgoings, e.g. Business rates, electricity etc. Also, the unit will be let on the basis of the security of tenure provisions of the 1954 Landlord and Tenant Act Part II - Sections 24-28 being excluded.

BUSINESS RATES

Tenant to be responsible for the payment of business rates and all interested parties should make their own enquiries with North Kesteven District Council (Tel. 01529 414155)

VAT

We are advised that the rent is exclusive of, but will be liable to VAT at the prevailing rate.

DEPOSIT

A deposit equivalent to 3 months rent + VAT will be due upon completion.

LEGAL COSTS

The incoming tenant to be responsible for the Landlord's reasonable legal costs in the preparation of the lease document.

SITE PLAN

The site plan is for identification purposes only - not to scale.

AGENTS NOTE

The unit will be vacant from circa 28th February 2025

VIEWING

By appointment with the Letting Agents, Bruce Mather Ltd. Tel: 01205 365032.

