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**Nelson Way**  
Boston, PE21 8TS  
**£17,500 Per Annum**

## Nelson Way

Boston, PE21 8TS

A well positioned, detached Retail, Office and Warehouse premises with parking, situated on the popular Nelson Way Business Park TO RENT.

This attractive, high profile, commercial property having a GEA of approx. 2180 sq.ft, 202.53 sq.m, provides easy access from a slip road directly off the A16 Spalding Road and also a further access from High Street. The property is surrounded by commercial premises and offers great trade potential.

Asking Rent £17,500 per annum.

### LOCATION

The property enjoys road frontage to the busy Nelson Way, an area designated for Employment Use in the Local Plan. The main A16 Trunk Road leading to Boston Town Centre, runs through the middle of Nelson Way.

The Business Park boasts a multitude of commercial traders including Turnbull Builders Merchants, Wells Tarpaulins, Boston MOT Centre, Inkonomical Print & Design, Alu Transport Logistics Ltd, Ted Beeson & Son Motor Engineers and Liquorpond Street Doctors' Surgery.

### ACCOMODATION

The property consists of Front Office, Rear Office, Showroom, Warehouse with Roller Shutter Door, Kitchen, Cloakroom and Mezzanine floor.

The premises has the benefit of a radiator heating system fired by a gas boiler.

### BUSINESS RATES

The unit has a Rateable Value of £6,000. Qualifying businesses may apply for full Business Relief. Ingoing tenants are advised to check the business rates to pay with Boston Borough Council 01205 314200.

### APPLICATION

Ingoing tenants are required to complete a Rentguard application at a cost of £49.95.

### TENURE

Leasehold.

New negotiable length lease term available on FRI type terms. 2 months deposit bond. Rent is per annum exclusive.

### LEGAL COSTS

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

**EPC** An EPC assessment has been instructed and will be available for interested parties to view.

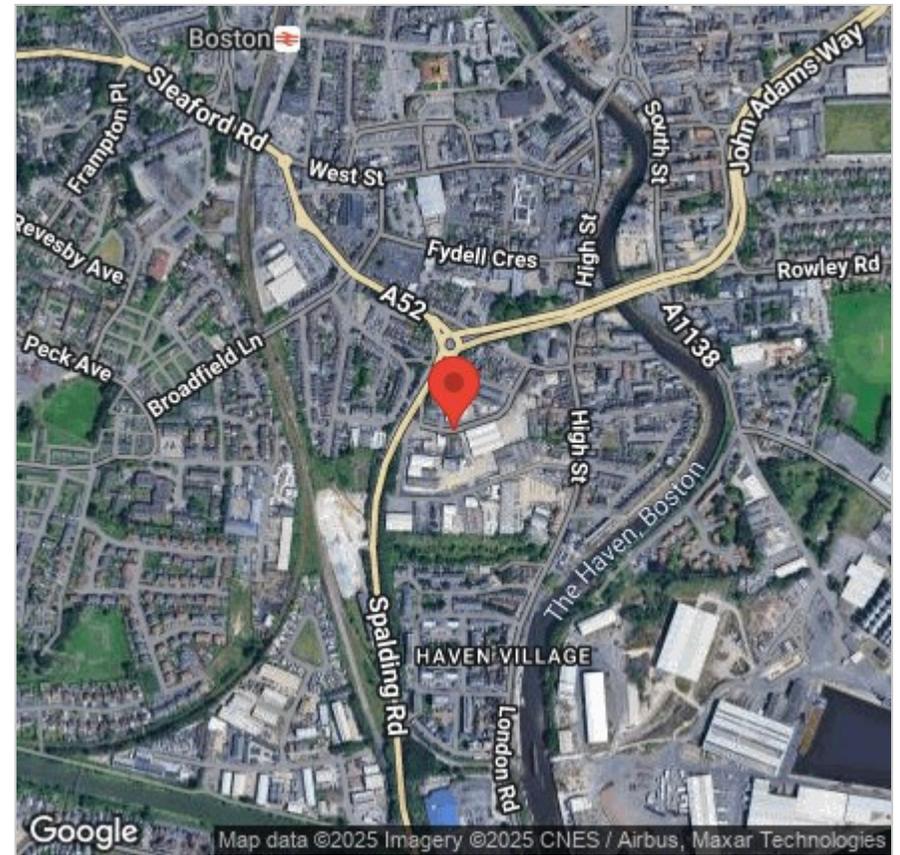




## Floor Plan



## Area Map



## Viewing

Please contact our Boston Commercial Office on 01205 365032 if you wish to arrange a viewing appointment for this property or require further 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

