

**BRUCE MATHER**  
INDEPENDENT ESTATE AGENT



Kirton Business Park Willington Road  
Kirton, Boston, PE20 1NN  
**£49,950 Per Annum**

Unit 1 Kirton Business Park, Willington Road, Kirton PE20 1NN

A vast, detached Warehouse Unit TO LET offering a Gross Internal Area of approx 12,658 sq.ft , 1176sq.m of storage / workshop accommodation. This large premises provides a Main Warehouse area having 5 former internal cold stores and 2 further Offices / stores within the building. The property also provides plenty of parking space conveniently to the side of the premises. The Warehouse is well positioned in the Business Park, in a semi rural location, with major trunk roads including A52, A16 and A17 just outside the Village.

£49,950

## DESCRIPTION

A steel portal frame Warehouse with insulated roof and wall panels, 3 main entrance doors, 2 of which being electric roller shutter doors. The main Warehouse provides 7 further internal storage areas as well as a service corridor to the rear, please see floorplan. The property benefits from 3 phase electricity, water and can be connected to gas. The property presents a great opportunity to rent a large warehouse south of Boston with an excellent distribution road network closeby.

## LANDLORD REQUIREMENTS

No car companies.

## ACCESS

Unit 1 is situated by one of the two gated entrances into the Business Park with the front and side of the visible from the B1192 Willington Road. The postcode is PE20 1NN.

## TENURE

Leasehold. New negotiable length lease terms at the commencing rental of £49,950 per annum exclusive (+VAT) upon FRI TYPE terms. The property 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. A 6% service charge covers the building insurance (subject to use class) and use of the Business Park ancillary accommodation such as external Mess Room and Toilets.

## VAT

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

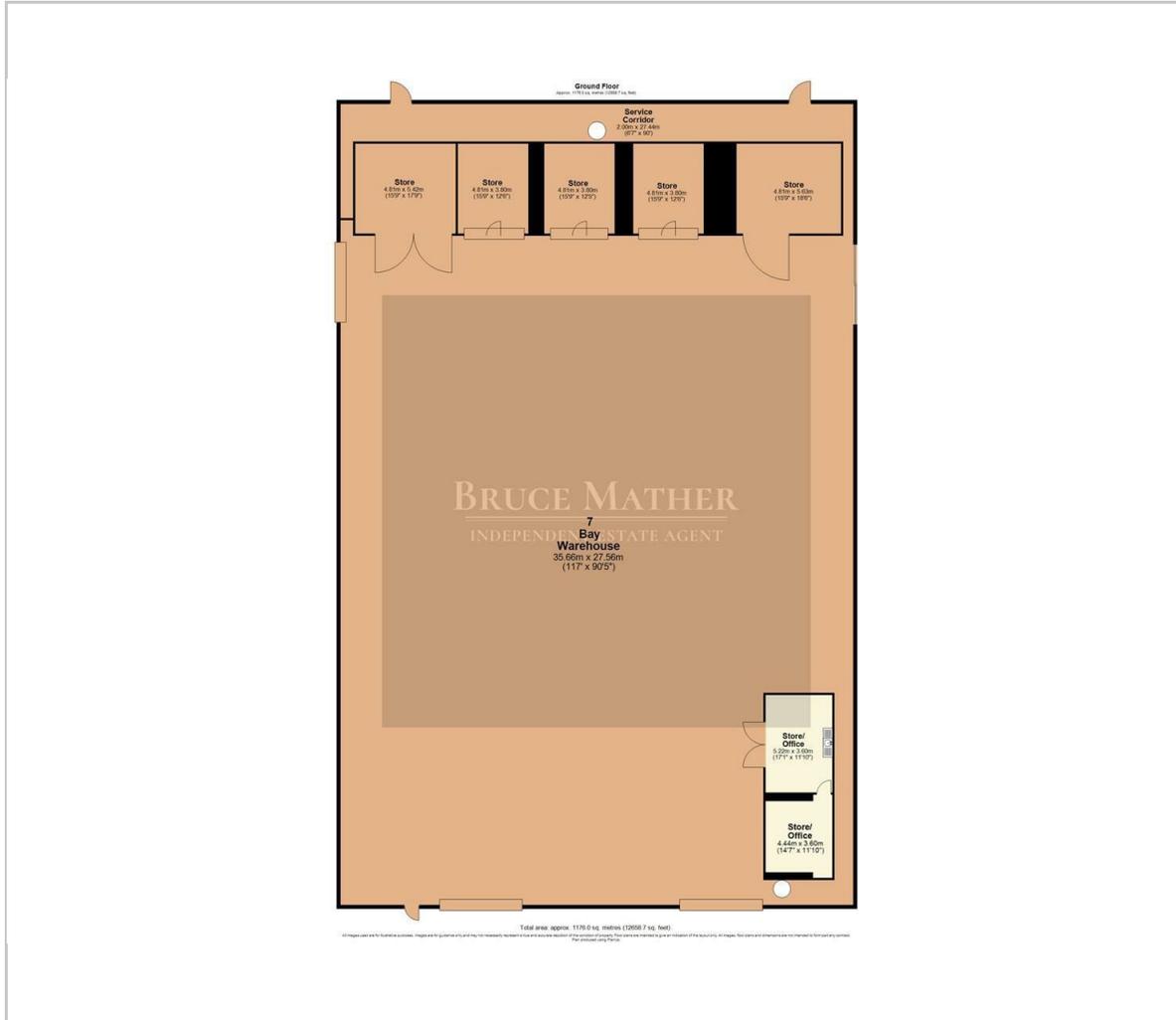
## APPLICATION PROCEDURE

Prospective tenants are required to pay £49.95 (£42.00 + £7.95 VAT) for a credit check. The incoming tenant to be responsible for the Landlord's reasonable legal costs in the preparation of the lease document. The property is currently rated for Agricultural usage. The incoming tenant to be responsible for contacting the Valuation Office Agency for an assessment of the Rateable Value and Business Rates to pay for their required usage.

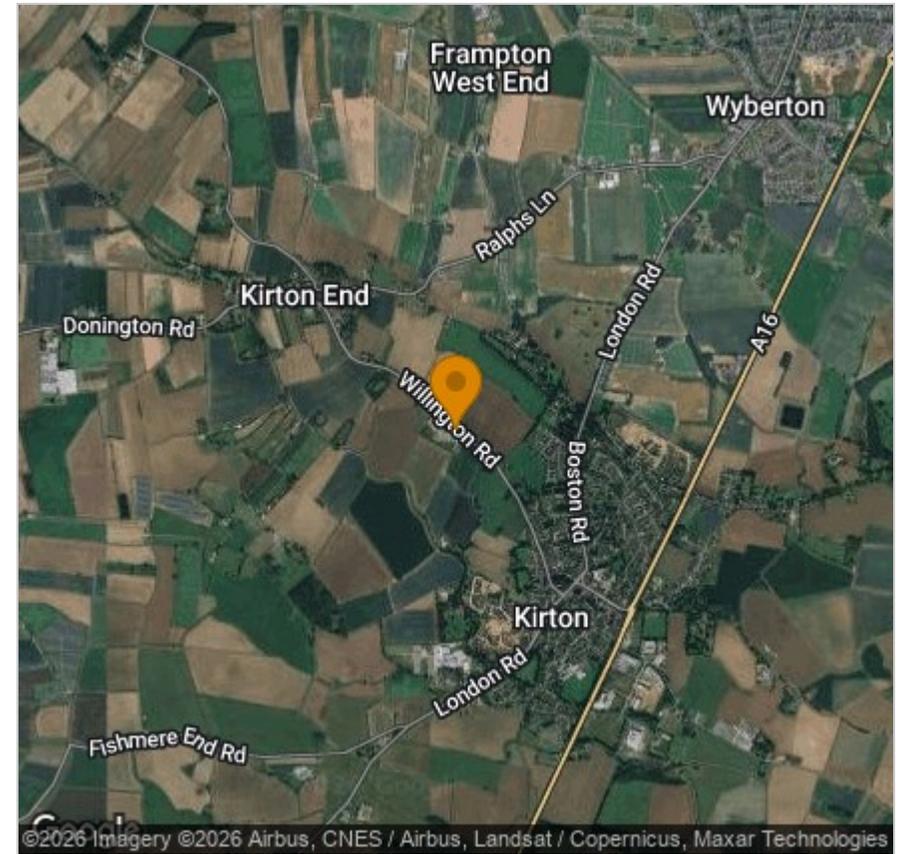




## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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