

BRUCE MATHER

INDEPENDENT ESTATE AGENT



1-2 North End Swineshead, Boston, PE20 3LR £350 (From) PCM

A substantial, modern business complex hosting a wide range of businesses, with on-site parking, within the expanding village of Swineshead, close to the A17 Trunk Road, some 6/7 miles south west of the market town of Boston. Comprising serviced offices of varying sizes. All lighting, heating and water costs included. Rental prices starting from £350 per month.

LOCATION

The site location is close to Swineshead Pre-School Centre by Station Road. Station Road leads to the A17, north west of Boston Road, and also progresses through the heart of the village through South Street which in turn leads to the A52. The A52 is also directly accessible from Boston Road through turning right as you leave the Business Park and continuing to the T junction at the end of Boston Road where it meets the A52.

Swineshead is situated some 6 to 7 miles south west of the market town of Boston.

The major road networks serving Swineshead have encouraged development to the village with new residential developments underway and the introduction of the Lincolnshire Co-op community hub providing a food store and pharmacy.

DESCRIPTION

A modern business park providing accommodation for a variety of businesses varying from retail to offices. Multiple units are available in a range of sizes from £350 pcm to £700 pcm.

The park consists of three buildings, two of which are interlinked, having accommodation to both ground and first floors.

Communal kitchens and toilets are available in all buildings. The site also provides 40 car parking facilities and an electric vehicle charging point.

LEASE TERMS

Lease terms are flexible, and rents are fully inclusive of heating, lighting, water, maintenance, car parking and building insurance. Tenants are responsible to pay business rates where applicable.

EPC

Awaiting assessment.

VAT

The owner has informed us VAT will not be charged in addition to the rent.

AVAILABLE UNITS

5 £225.00 Ground floor
9b (formerly F) £350.00 Ground floor
9d £700.00 First floor

VIEWING

By arrangement and appointment with the Selling Agent, Bruce Mather Commercial. Telephone : 01205 365032 option 3.

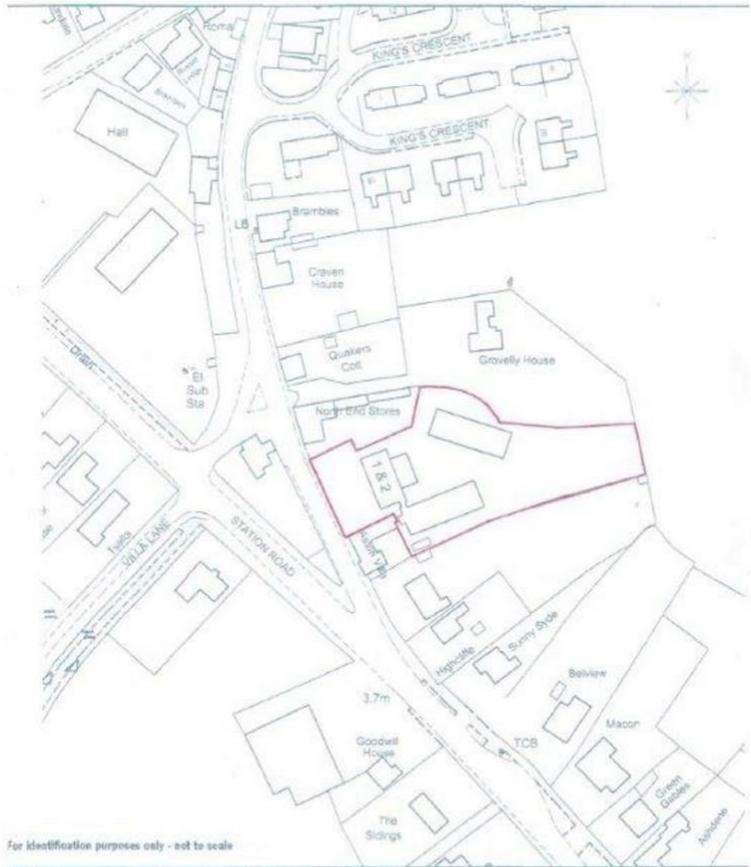
AGENT'S NOTE

All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent.

All properties are offered subject to contract or formal lease offered subject to not being previously withdrawn; these particulars are issued on the understanding that all negotiations are conducted through Bruce Mather Limited.

Bruce Mather Limited for themselves and for Lessors of the property whose agent they are given notice that:-

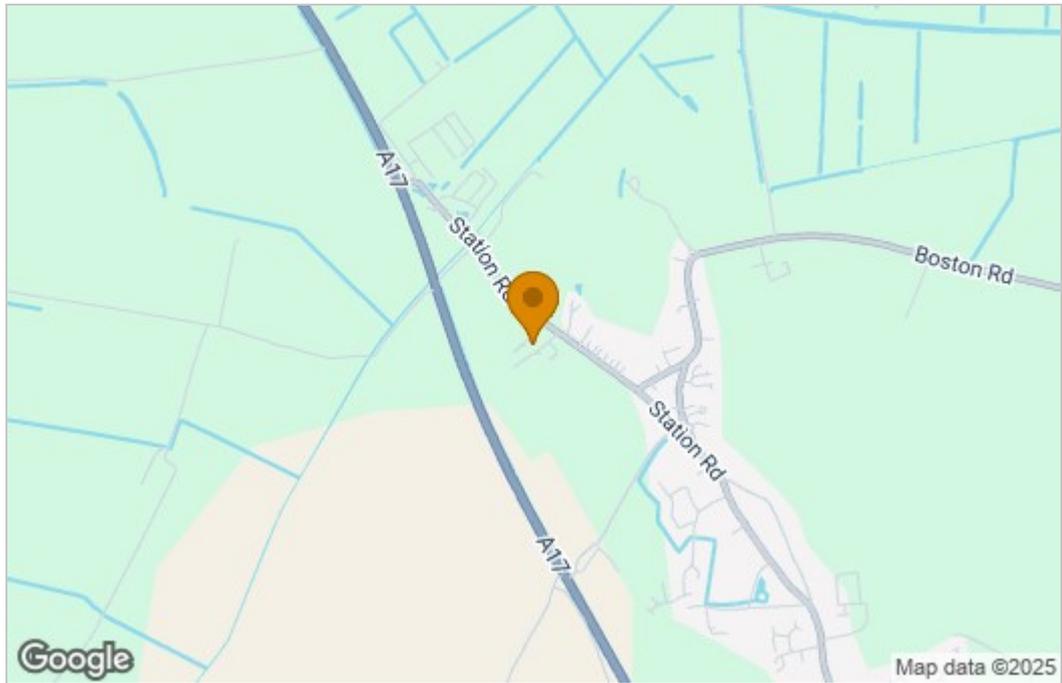
1) The particulars, whilst believed to be accurate, are set out as a general outline for intended lessees and do not constitute nor constitute part of any offer or contract; 2) All description, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending Tenants should rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy; 3) No person in the employment of Bruce Mather Limited has any authority to make or give any representation or warranty whatever in relation to this property.



1 - 2 North End, Swineshead, Boston, Lincolnshire, PE20 3LR

Area Map

Energy Efficiency Graph



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