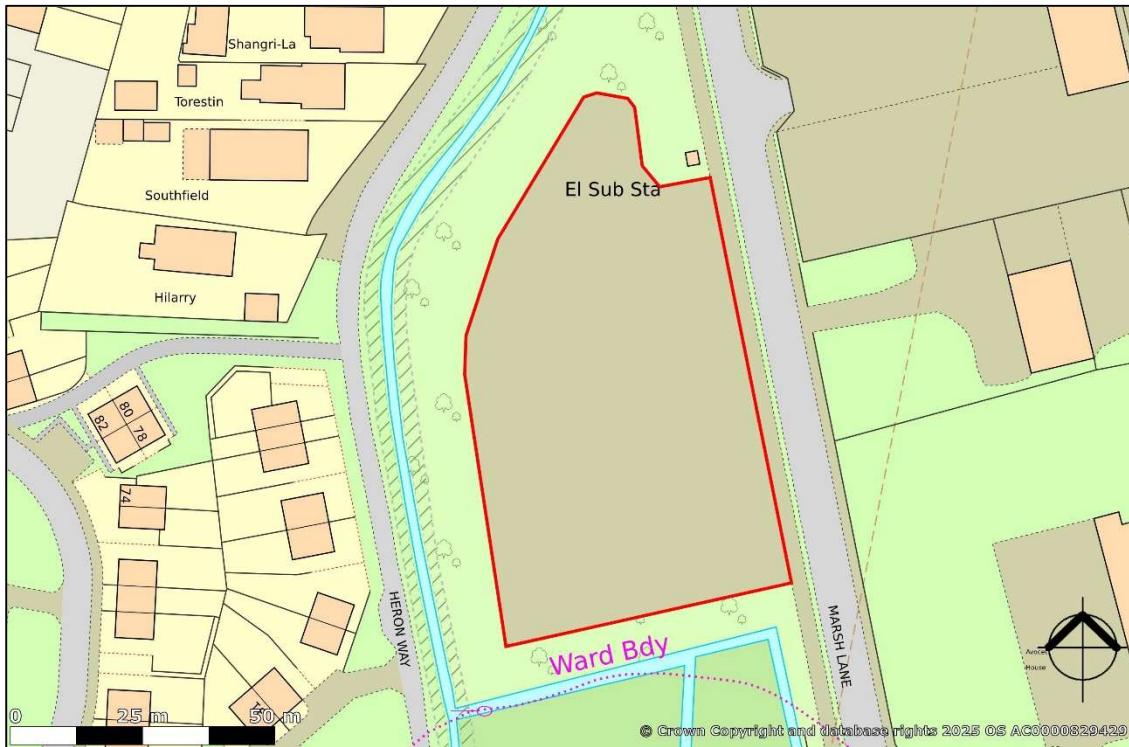


TO LET

Industrial Storage Land

Land at Marsh Lane, Boston, Lincolnshire, PE21



- Secure, fenced hard standing industrial land.
- Extending to some 1.2 acres (approximately).
- Established industrial estate location.
- Close to A16, A17 and A52 trunk roads.
- Available immediately on new lease terms.

RENT: £30,000 P.A.X.

**01332
200232**

Location

Boston is a town in Lincolnshire with a population in the order of 45,000 persons (2021 census). Nearby commercial centres include Lincoln some 35 miles north west, Grantham some 32 miles west and Peterborough some 33 miles south.

Road communications are good, the town lies upon the A52 and A16 trunk roads. The A17 is nearby.



Marsh Lane is an established industrial estate location situated approximately 2.5 miles south of Boston town centre.

The Subject site is situated on the west side of Marsh Lane, close to the junction with Bittern Way.

Description

The property comprises secure, fenced hard standing land extending to some 1.2 acres (approx.). The site has a vehicular access road from Marsh Lane.

Services

No services are currently connected to the site. The owners are investigating providing an electric and water connection.



Rental

£30,000 P.A.X. (per annum exclusive of rates and other outgoings)

Deposit

A rent deposit may be required.

Lease Terms

The property is available to let on new full repairing and insuring lease terms for a negotiable period of years subject to rent reviews where appropriate.



Security of Tenure

The new lease is to be contracted outside of the Landlord and Tenant Act 1954.

Permitted use

Industrial purposes / open storage.

Insurance

The tenant is to be responsible for keeping any goods on site insured and will maintain Public Liability Insurance in connection with its occupation of the site.

Legal Costs

Each party is to be responsible for their own legal charges in the transaction.

Viewing

Viewing is strictly via appointment with
Sole Agents:

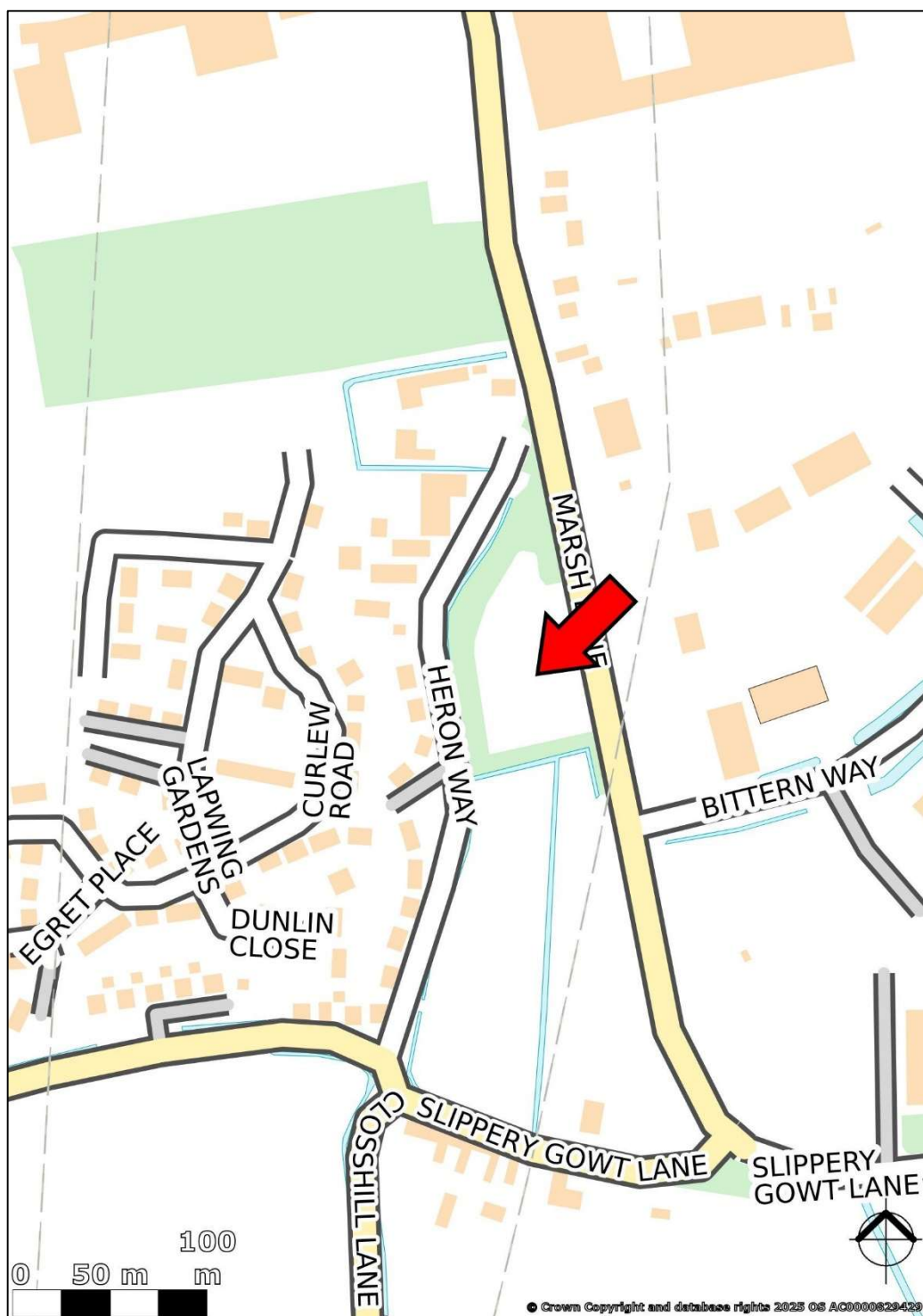
David Brown Commercial

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01332 200232

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IMPORTANT NOTES – TO BE READ BY ALL INTERESTED PARTIES

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