

Hybrid Business Units Available To Let With Rent Incentives Available

Accommodation from 100sqm, 1,075sqft to 608sqm, 6,545sqft

Units 1-4, Plot 12 Endeavour Way | Boston | Lincolnshire | PE21 7TW



Units Available To Let Together or Individually
Suitable for a Variety of Uses Including Business Use, Offices and Leisure
Former Gymnasium Available Extending to a Total of 608sqm, 6,545sqft

Available To Let Leasehold

From £10,000 - £40,000 per annum Subject to Contract, Plus VAT

poyntons consultancy

PROPERTY MARKETING SPECIALISTS

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Location...

The bustling market town of Boston has a population of approximately 80,000 residents and is located 35 miles to the south-east of Lincoln, 35 miles to the north-east of Peterborough, 35 miles to the west of King's Lynn.

The town has a main train line link to Grantham with the Main Coast Railway Line linking King's Cross to Edinburgh.

The site is located on the west side of town on the main vehicular entrance with nearby properties including Tesco, BMW, Peugeot and Mercedes dealerships, Longhurst Housing Association, B&Q, Lidl, B&M, Dunelm and a number of other major businesses including Starbucks and McDonald Drive-Thru's.

The site is located at the northern end of Endeavour Park. Units 5-7 have already been sold off.

Combined Accommodation...

The property comprises a part glazed, steel framed terrace of 4 units with an Internal Eaves Height of 6.2m, currently combined as a single unit, which may be split.

An entranceway leads through to the main reception area and stairwell.

Main Gym.....19.5m x 11m and 7.6m x 5.5m, 256.8sqm
 Office.....3.5m x 2.2m, 7.7sqm
 Training Room.....11.1m x 4.3m, 48.1sqm
 Changing Rooms.....12.1m x 4.6m, 56.6sqm
 Comprising Gents WCs, Ladies WCs, 4 Individual Shower Units, Disabled WCs and plant room.

First Floor

Gym Area.....11.2m x 14.1m and 3.8m x 3.4m, 180sqm

Accommodation – Units 1-4

Units 1-2 would combine to form an individual two storey business unit with offices on the ground and first floor available at £20,000 pa.

Units 3 and 4 are available individually at £10,000 pa each.

Units 1-4 Combined	405sqm	4,360sqft
First Floor Mezzanine and Ancillary Accommodation	203sqm	2,185sqft
Total GIFA Units 1-4	608sqm	6,545sqft
Units 1-2	200sqm	2,150sqft
First Floor Mezzanine and Ancillary Accommodation	203sqm	2,185sqft
Total Units 1-2	403sqm	4,335sqft
Unit 3	100sqm	1,075sqft
Unit 4	100sqm	1,075sqft

Each unit has a number of allocated parking spaces.



Service Charge...

The tenant will be required to pay a service charge to cover the cost of communal areas and any other shared services. Please enquire for further details.

Tenure...

The property is available by way of a new Full Repairing and Insuring Lease. A deposit will be held by the landlord equivalent to a quarter year rent. An insurance rent contribution will also be levied.

The tenant will be responsible for a contribution towards the landlord's reasonable legal fees paid quarterly in advance.

Outgoings...

The ingoing tenant will be responsible for all utilities and liabilities for the unit.

EPC...

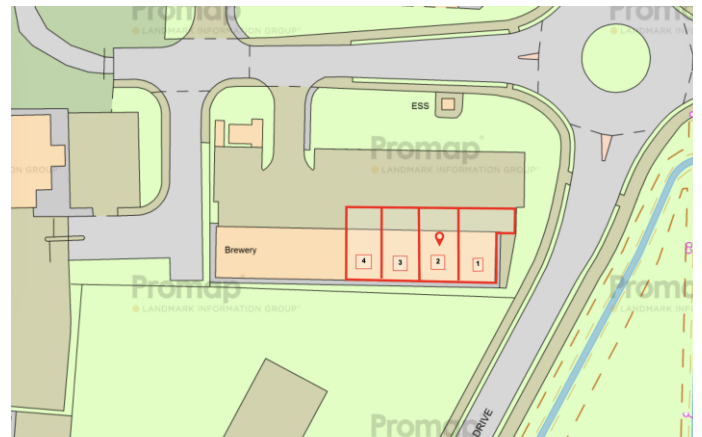
The units have an Energy Performance Asset Rating B40. Full details are available on request.

Viewing...

All viewings are to be made by appointment through the agent.

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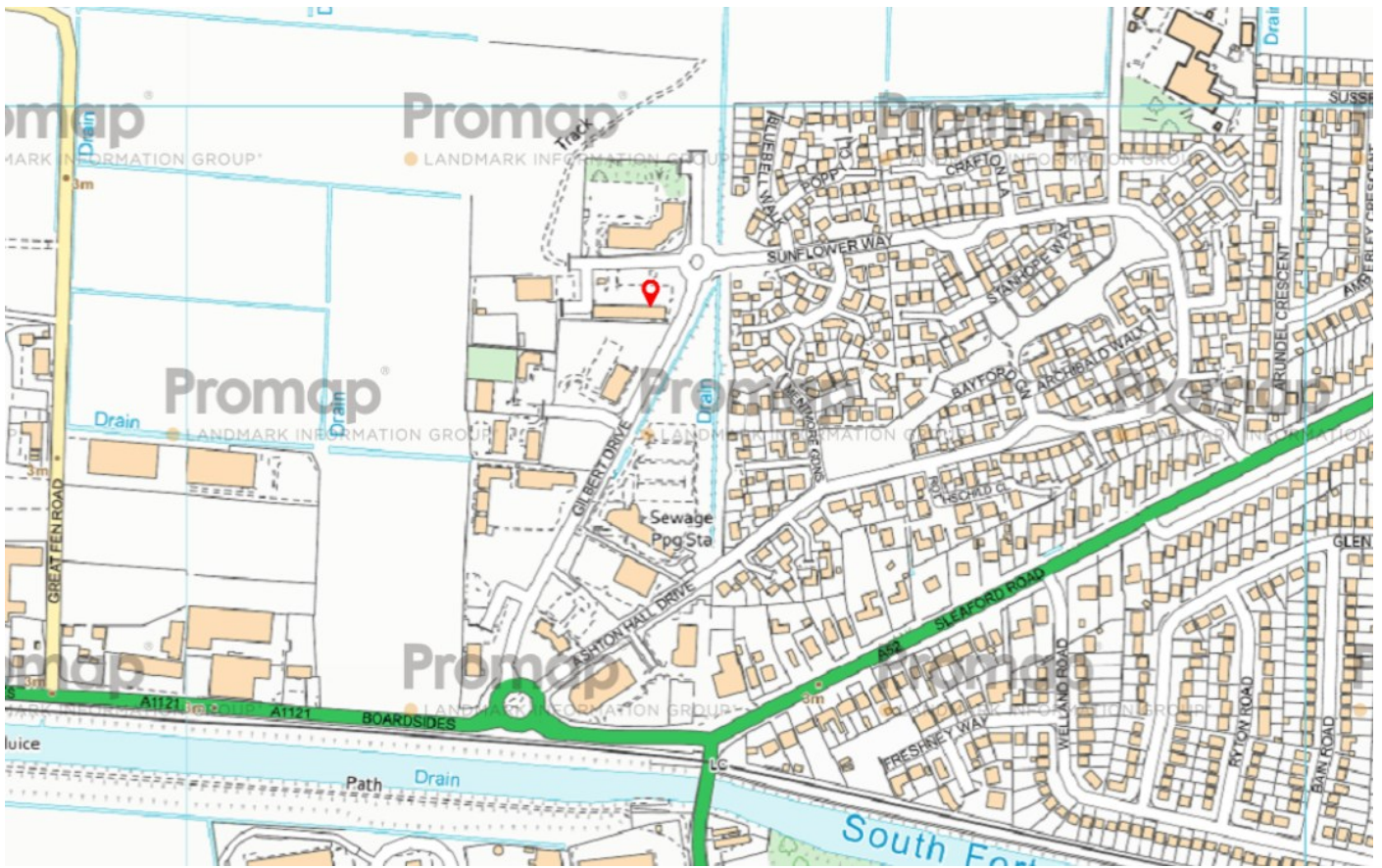
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