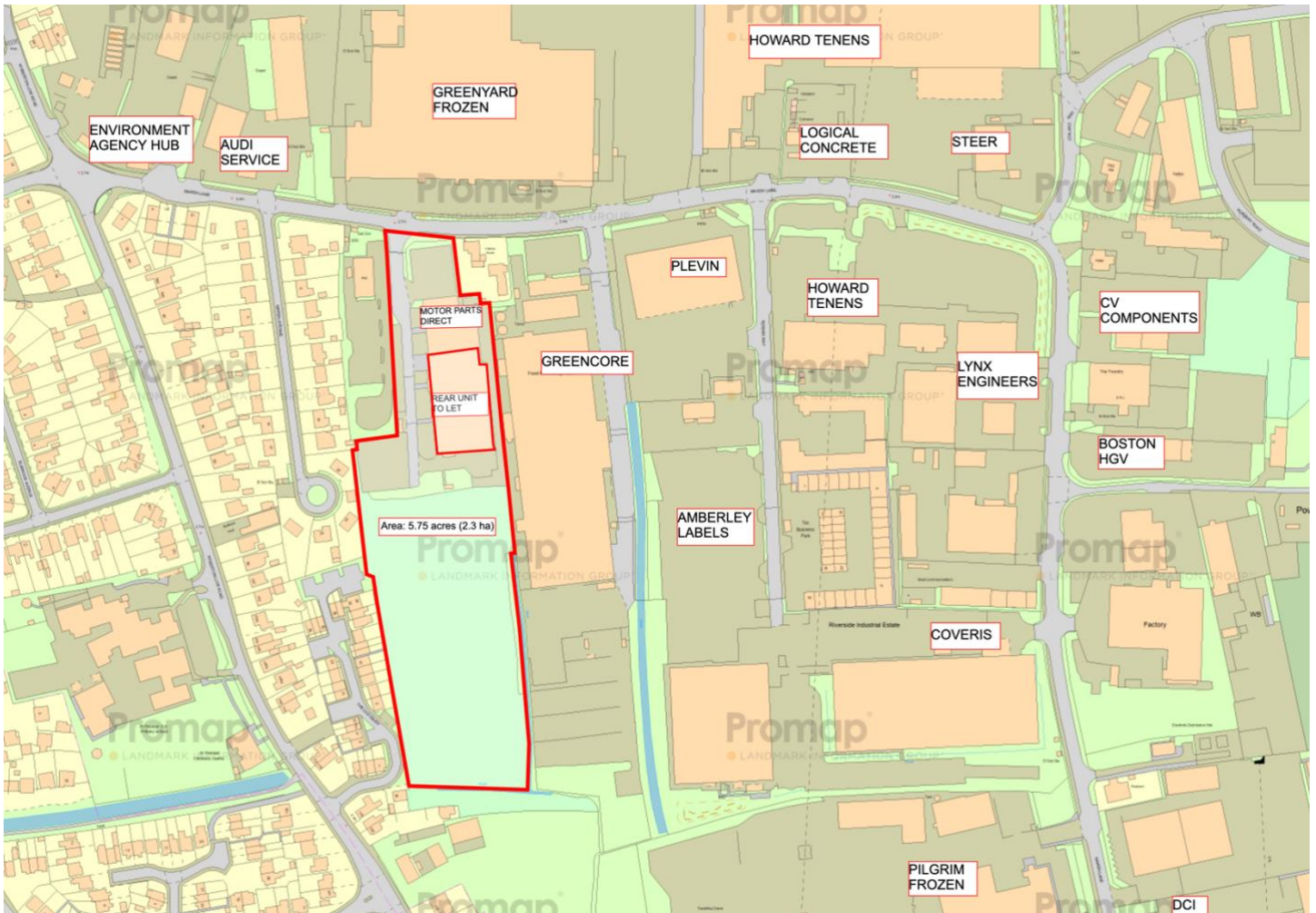


Due to Company Relocation  
29,000sqft of High Quality Steel Warehouse Buildings,  
on a Site of 5.7 Acres - Part Let with Development  
Potential to Expand the Industrial Estate

Marsh Lane Industrial Estate | Boston | Lincolnshire | PE21 7FP



2 Large Modern Units For Sale Freehold With Vacant Possession of Part  
Remainder Let to Motor Parts Direct Limited at 85,000 pa, ERV £160,000 pa  
Rear Development Land Extending to 3.6 acres Suitable for Over 60,000sqft of  
Trade Counter Units

For Sale Freehold with Vacant Possession of Part  
£2.75 million plus VAT Subject to Contract

## Location...

The market town of Boston is located on the South Lincolnshire Fens approximately 115 miles to the north of London and has a population of around 73,000 residents, a strong retail offering, good sporting facilities, a number of well-regarded schools, twice weekly market and a port.

The property is located to the south of the town on the Marsh Lane Industrial Estate close to the entrance with the main A16 trunk road connecting Boston to Peterborough and the A1 trunk road.

The site is located on the main Riverside Industrial Estate off Marsh Lane.

## Description...

The site comprises modern industrial warehouse buildings at the front with undeveloped land at the rear.

The front building comprises 2 units, 1 let to Motor Parts Direct on Full Repairing and Insuring terms, the remainder being let to C F Parkinson Technology who are expanding and will vacate the building at the end of 2024.

### Front Unit - Motor Parts Direct

This is a steel framed building with a customer reception area, production space and offices with retail shop, production storage area.

### Schedule of Accommodation

Production Storage Area	944m <sup>2</sup>	10,160ft <sup>2</sup>
Ancillary Accommodation	25m <sup>2</sup>	270ft <sup>2</sup>
Offices Net	44m <sup>2</sup>	475ft <sup>2</sup>
Total	1,014m <sup>2</sup>	10,900ft <sup>2</sup>

### Rear Unit – C F Parkinson

This comprises a modern production facility with offices, steel framed construction.

### Schedule of Accommodation

Production Storage Area	1,195m <sup>2</sup>	12,816ft <sup>2</sup>
Canteen	140m <sup>2</sup>	1,510ft <sup>2</sup>
Offices Net	274m <sup>2</sup>	2,950ft <sup>2</sup>
Mezzanine Storage	482m <sup>2</sup>	5185ft <sup>2</sup>
Footprint	1,650m <sup>2</sup>	17,760ft <sup>2</sup>

In the front of the units is parking and a communal road leading to the rear.



## Rear Development Land

To the rear of the existing buildings and parking there is further industrial land extending to an additional 3.6 acres, 1.46 hectares.

A sketch scheme has been completed showing an additional 3,810sqm, 41,000sqft of industrial trade counter units and currently being allocated in the Local Plan for industrial development.

The design shown incorporates 4 rows of terraced units, the units extending to 2,280sqft, 211sqm of accommodation with 6m internal eaves, roller shutter doors, insulated cladding panels, kitchenette, office and WC.

## Tenure...

The property is available freehold subject to an occupational lease by Motor Parts Direct Limited and the remains of the occupancy of C F Parkinson who are hoping to vacate the site at the end of 2024. The passing rent is £85,000 pa with an ERV of £160,000 pa excluding the potential income for the storage land.

## EPC...

Where required, EPCs will be available on request.

## Viewing...

All viewings are to be made by appointment through the agent. Poyntons Consultancy.  
sales@poyntons.com | poyntons.com



**poyntons consultancy**

PROPERTY MARKETING SPECIALISTS

**01205 361694**  
www.poyntons.com  
sales@poyntons.com

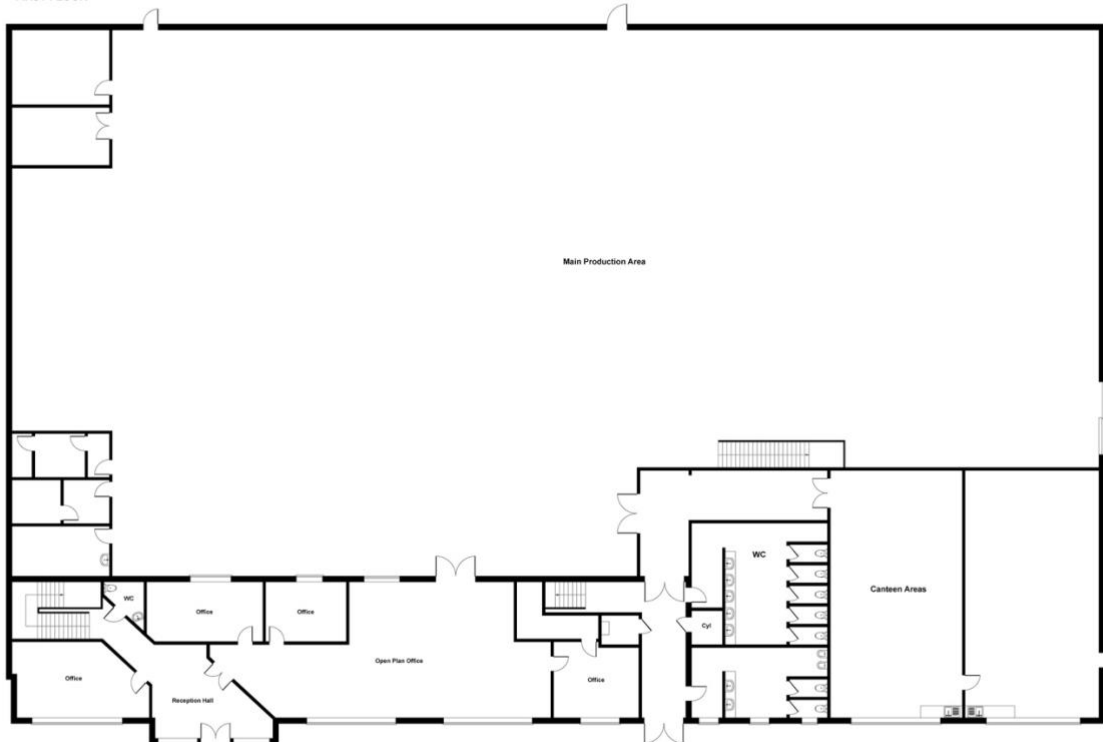




### Rear Unit Marsh Lane



FIRST FLOOR



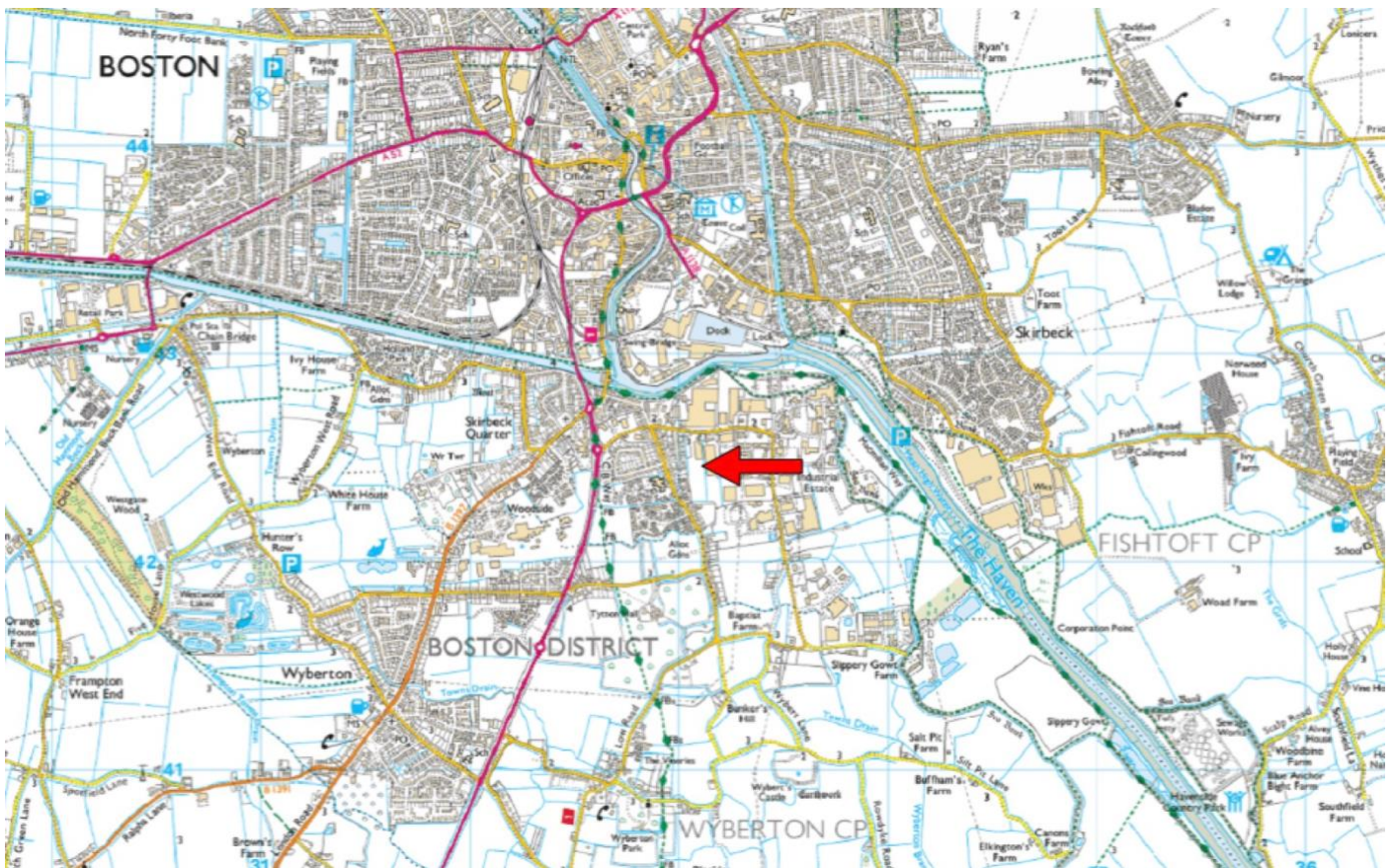
GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

### Rear Development Land







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**RICS**