

TO LET

FIRST FLOOR UNIT

19,914 sq.ft

(1,850.08 sq.m)

Suitable for a variety of uses



M

UNIT 5

Horncastle Road
Boston
PE21 9BD

Occupiers Include

TKmaxx

Iceland

the food WAREHOUSE

cardfactory

home bargains

SPORTS DIRECT.COM

EASY BATHROOMS
SIMPLY LUXURIOUS

LOCATION

Boston Shopping Park is a well-established retail destination located on Horncastle Road, Boston, PE21 9BD, just one mile northeast of Boston town centre.

The park offers a vibrant mix of national retailers including TK Maxx, Sports Direct, The Food Warehouse, and Home Bargains, making it a key shopping hub for the local community.

DESCRIPTION

The premises are part of a relatively modern, well configured retail warehouse development with dedicated parking for 320 vehicles. The unit comes with an eaves height of 6.7M and serviced escalator and lift.

UNIT SIZE

Ground Floor: 1,824 sq.ft (169.46 sq.m)

First Floor: 18,090 sq.ft (1,680.62 sq.m).

RENT

£50,000 per annum + VAT

BUSINESS RATES

Rateable Value: TBC. Interested parties should verify the Rateable Value, the availability of any relief and the actual rates payable with the Local Authority.

SERVICES

All mains services are available.

SERVICE CHARGE & INSURANCE

Service Charge: £27,300 + VAT.

Insurance: £6,090.25 + VAT.

ENERGY PERFORMANCE

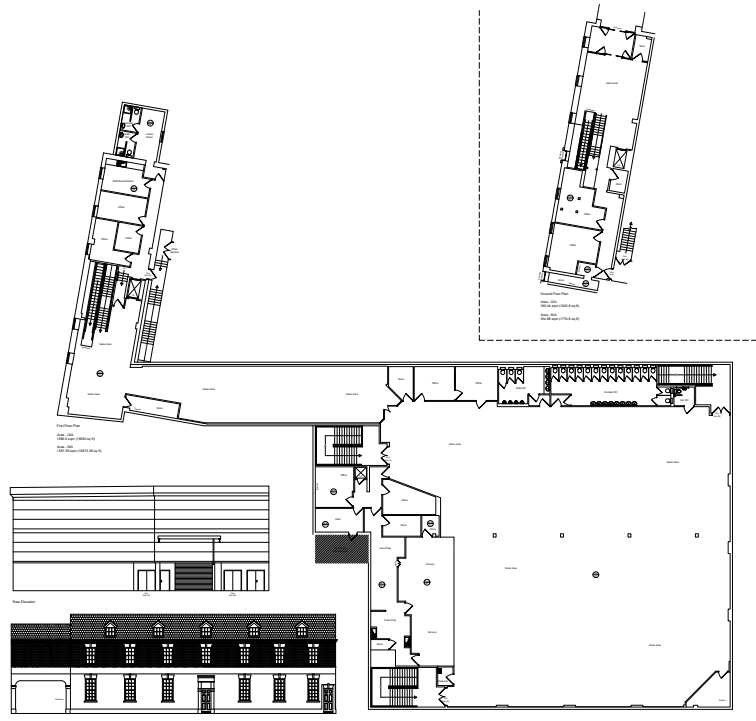
EPC: C-59. Further information available upon request.

PLANNING

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



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Lettable Units On-Site



104,916 sq.ft

Total Area



What Three Words
pile.wage.dome

M PARK BOSTON

SITE PLAN



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Viewing
Strictly via prior appointment
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