

Brought to you by Lincolnshire County Council

INDUSTRIAL UNITS TO LET



MERLIN TERRACE MARSH LANE, BOSTON, PE21 7SB

Three quality industrial units at 185sqm (2,000sqft)

A development of three industrial units, containing; office space, kitchenette and toilet facilities at the front and storage space at the back. Each unit is fitted with a roller shutter door to the rear giving access to the secure service yard. Each unit also benefits from free, on-site parking.

The site is located on the Riverside Industrial Estate, which is home to a variety of small and large businesses and is a short drive into the centre of Boston, with quick access to the A16 and A17.

WORKSPACE BENEFITS

The benefits of our workspaces for your business include reduced costs, smoother cash flow, easier budgeting, time saving, flexibility and peace of mind, enabling you to move in quickly and then focus on running and growing your business.

TO FIND OUT MORE CONTACT:

ERPropertyManagement@lincolnshire.gov.uk
01522 550608

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MERLIN TERRACE
BOSTON

Tenure:

Short Term leases on easy in, easy out terms.

The offer of a commercial tenancy is Subject to Contract and Council Approval, following a successful application process.

Tenants are also responsible for the payments of service charge, utilities and business rates (if applicable). Business rates are to be paid directly to Boston Borough Council.

Class Use:

E(g), B2, B8

Services:

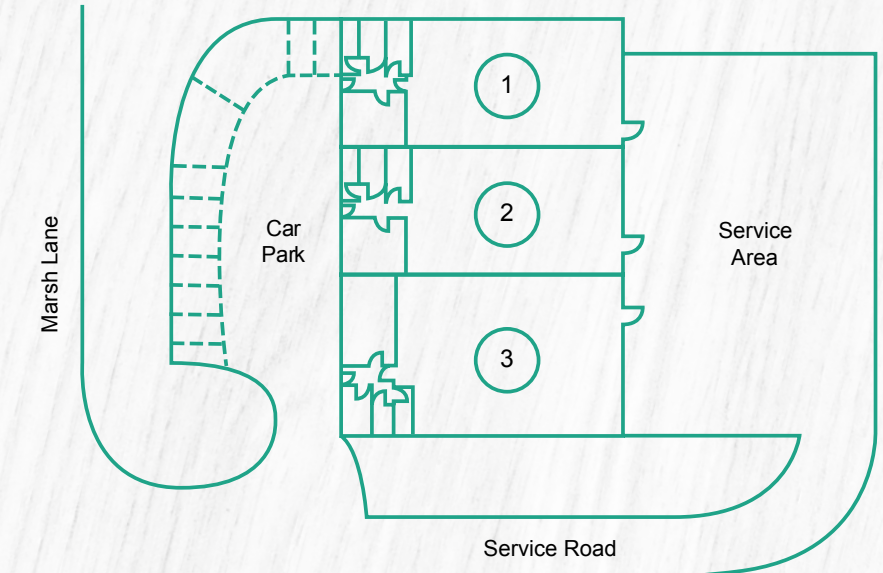
Connected to mains drainage, water, 3-phase electricity and telecommunications

Car Parking:

Spaces opposite the units

Location:

For a location plan, [CLICK HERE](#)



All our tenants have access to advice through the Business Lincolnshire Growth Hub Advisor Panel. For more information please visit www.businesslincolnshire.com

Thinking of somewhere else, too? We have offices to let in our five business centres and other premises in Caistor, Gainsborough, Lincoln, Market Deeping and Skegness, and commercial and industrial premises to let in Alford, Lincoln, Long Sutton, Market Rasen, Pinchbeck, Sleaford and Sutterton. We also have serviced development land for sale in, Holbeach, Kirton, Lincoln and Skegness.

Industrial Space – Current Availability

Unit	Size	Rent (£pa) exc. VAT <small>(Subject to annual review in line with RPI)</small>	Available	EPC Rating

Managed by LCC by Economic Infrastructure | Terms & Conditions: These particulars are set out as a general outline only, for guidance of intended purchasers or lessees and do not constitute any part of an offer or contract; all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection otherwise as to the correctness of each of them; No person in the employment of Lincolnshire County Council has any authority to make or give any representation or warranty whatever in relation to any property.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require the Authority to formally identify parties to a transaction. Interested parties will therefore be required to provide proof of identity and address, normally a photo card driving licence or passport and recent utility bill.