

Pygott & Crone

Unit 1 Waterside Business Park, Avalon Road

Kirton, Boston, Lincolnshire, PE20 1QR

£20,500 pa

Details

- To Let
- Excellent High Bay Building
- Warehouse/Industrial
- 2716 sqft (252.3 sqm)
- Fully fenced gated yard
- Negotiable lease terms
- Commercial/Trade Counter
- Excellent Location





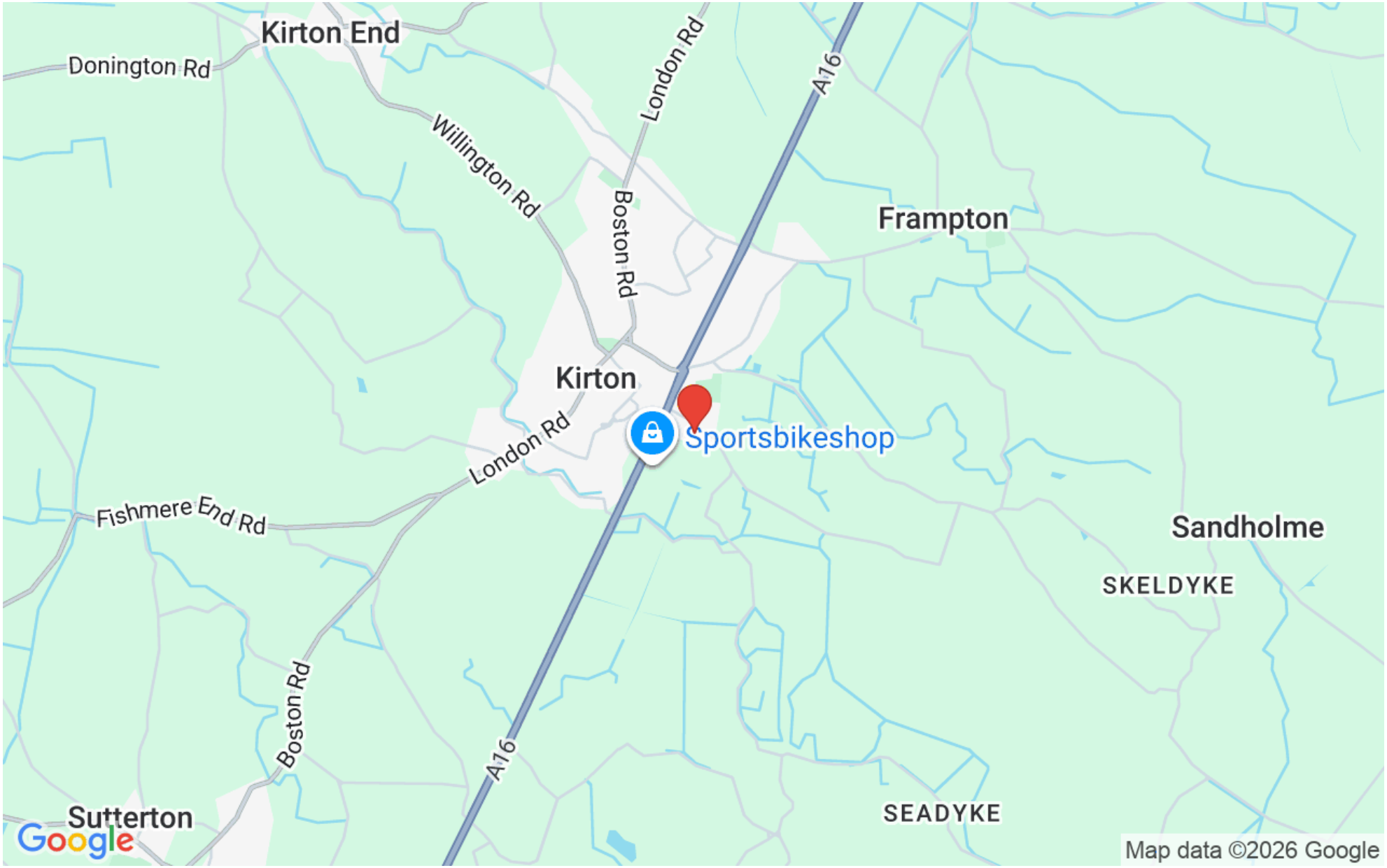








Location


Kirton End
Donington Rd
Willington Rd
London Rd
A16
Boston Rd
Frampton
Kirton
London Rd
Sportsbikeshop
Fishmere End Rd
Sandholme
SKELDYKE
Boston Rd
A16
Sutterton
SEADYKE
Google
Map data ©2026 Google

Overview

An excellent opportunity to take a lease on this high quality high bay warehouse/light industrial unit within a busy commercial park with a range of trade counter, warehouse, industrial and motor trade uses.





Location

The property is located on the main business and retail park on the outskirts of Kirton to the south of Boston. The rapidly expanding town and village of Kirton and Boston located on the South Lincolnshire Fens approximately 115 miles to the north of London. Kirton is well located with road access on the A16 trunk roads and close to the A17 trunk road and A52 trunk road giving good access to the Midlands, East Anglia and the North. Boston has a population of approximately 83,000 residents, strong retail, sporting and leisure offering, large hospital and port, twice weekly market and a history going back to the 10th Century with associations with the Hanseatic League. Wateride Business Park is located on Avalon Way with direct access on to the A16 trunk road. Other occupiers include Sports Bike Direct, Duckworth Landrover, Trade Windows and other business parks





ACCOMMODATION
The building comprises and excellent high bay end terrace warehouse/light industrial unit with roller shutter door to the front. The property shares a large full fenced gated yard area. The property has the use of high quality shared toilets within the park.

The property has a floor area of 20.80 m (68.3 ft) x 12.13 m (39.10 ft) giving an overall area of 252.3 sqm (2716 sqft)

PLANNING
The property has established use for warehousing and light industrial uses and trade counter uses.

SERVICES
Mains water, electricity and drainage are connected within the park

TENURE
The property is offered on negotiable lease terms subject to a minimum of 3 years on full repairing and insuring lease terms. The tenant will be required to pay a 3 month rental deposit.

RATEABLE VALUE
The unit is subject to small business relief.

CEPC
CEPC rating of B





LEGAL COSTS
Each party are responsible for their own legal costs

VAT
The rent is exclusive of VAT if applicable

LOCAL AUTHORITY
Boston Borough Council

Municipal Buildings

West Street

Boston

PE21 8QR

Tel 01205 314200

VIEWINGS
Contact Pygott and Crone Commercial

Tel 01522 536777





Unit 1 Waterside Business Park, Avalon Road, Kirton
is marketed through our Commercial office

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