

Industrial

# Unit 23 | Haven Business Park

📍 Slippery Gowt Lane, Wyberton, Boston, PE21 7AA

## Unit 23 | 2,406 sq ft

High quality industrial accommodation

Haven Business Park offers a range of high quality industrial space to suit an array of business needs, providing the ideal setting for businesses to establish themselves and grow. The units lend themselves to trade counter, storage and more traditional industrial uses. The estate benefits from CCTV, allocated parking and generous circulation space.



Lease Type

New

### ✔ Unit Summary

- 3 Phase Power
- Electric Roller Shutter Door
- Well Maintained Estate
- 24 Hour Access
- Flexible Space
- Car Parking

View Floor Plans →

View Virtual Tour →

### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£14,000.00	£5.82
Rates	£5,375.00	£2.23
Maintenance Charge	£3,000.00	£1.25
Insurance	£481.20	£0.20
<b>Total Cost</b>	<b>£22,856.20</b>	<b>£9.50</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

➔ For more info please visit: [unit.info/UIP0101460](http://unit.info/UIP0101460)

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## Location

The bustling market town of Boston has a population of 68,000 residents and is located approximately 100 miles from London, 100 miles from Birmingham, 100 miles from Leeds, 100 miles from Manchester, 50 miles to the west of Nottingham, 35 miles to the south-east of Lincoln.



### Road

Haven Business Park is one mile from the A16, which provides access to Spalding and Peterborough to the south.



### Airport

Nottingham Airport is just under 45 miles away.



### Rail

Haven Business Park is one mile from the A16, which provides access to Spalding and Peterborough to the south.

## Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (73)



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## Key Contact



### Rebecca Beddows

Customer Engagement Manager

"Rebecca joined Industrials in 2019 and is our Customer Engagement Manager for our properties in the Midlands. Please drop Rebecca a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Industrials.co.uk."



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