HURSTWOOD HOLDINGS

BOSTON ROAD INDUSTRIAL ESTATE, HOLMES WAY

HORNCASTLE, LN9 6JR

More Details



SUMMARY

- High Quality Office and Industrial Accommodation
- Prominent Position with Main Road Frontage
- Complementary Surrounding Occupiers
- Potential Flexible Terms

DESCRIPTION

The property comprises a range of industrial and office buildings with the majority occupying a relatively rectangular shaped site with a further building, yard and car park adjoining to the east.

The main offices fronting Boston Road provide modern ground floor and first floor accommodation with an interconnecting warehouse. To the east of this are the adjoining press hall, production buildings and warehousing. To the south of the warehouse are four terraced light industrial units.

The vacant office accommodation extends to 11,000 Sq. Ft. in total with split options available. Space can be taken as is or with refurbishment and fully fitted options available.

The industrial accommodation consists of modern open plan space with eves heights of up to 6 metres and generous loading. Available accommodation extends from 2,800 - 18,000 Sq. Ft.



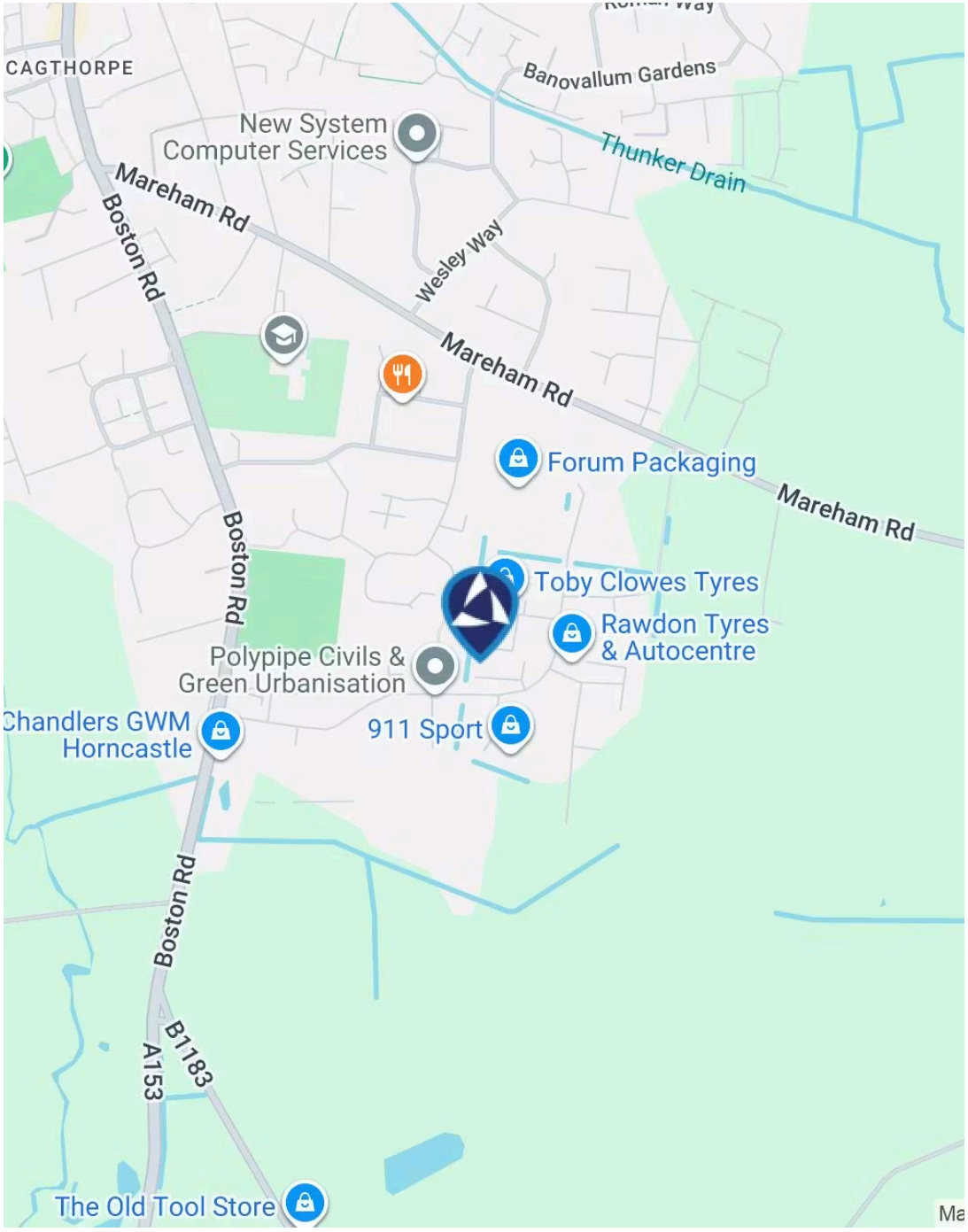


LOCATION

The complex is located at the entrance of the main business park in Horncastle, fronting Boston Road. Access is from the A153, which in turn links to the A158, the main route to Skegness (20 miles east) and Lincoln (20 miles west).

Horncastle town centre is less than 0.5 miles away and the A153 provides the main bus route through Horncastle.

The industrial estate is home to established occupiers including Polypipe, Mortons Media Group, Bush and The Gym Horncastle.



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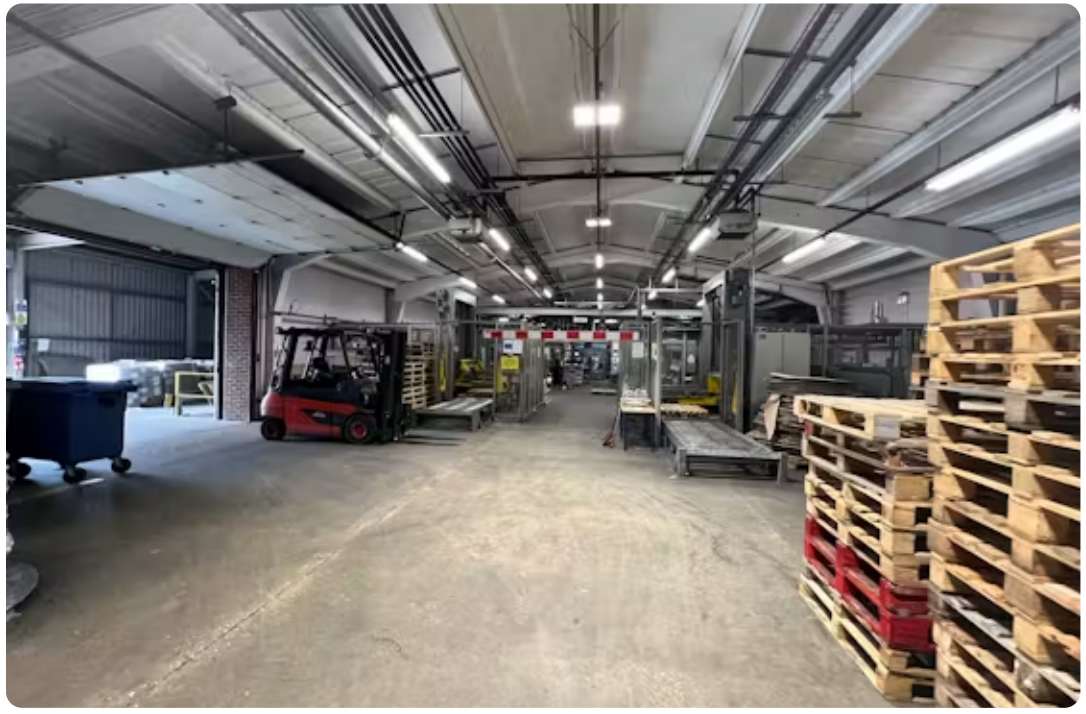



Boston Road Industrial Estate







AVAILABILITY

NAME	SQ FT	RENT	SERVICE CHARGE
1st - First Floor Offices	11,017	£8,263 /month	£459 /month
Unit - Units 3 & 4	2,884	£2,403 /month	£241 /month
Suite - Press Hall	17,229	£7,179 /month	£718 /month
Suite - Office Suite	680	£680 /month	£227 /month

VAT

All figures quoted are exclusive of, but will be liable for, VAT at the prevailing rate.

RATES

Any ingoing tenant will be responsible for the payment of business rates levied on the demise by the local rating authority.

TO ARRANGE A VIEWING, PLEASE CONTACT



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