



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





## 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 an 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



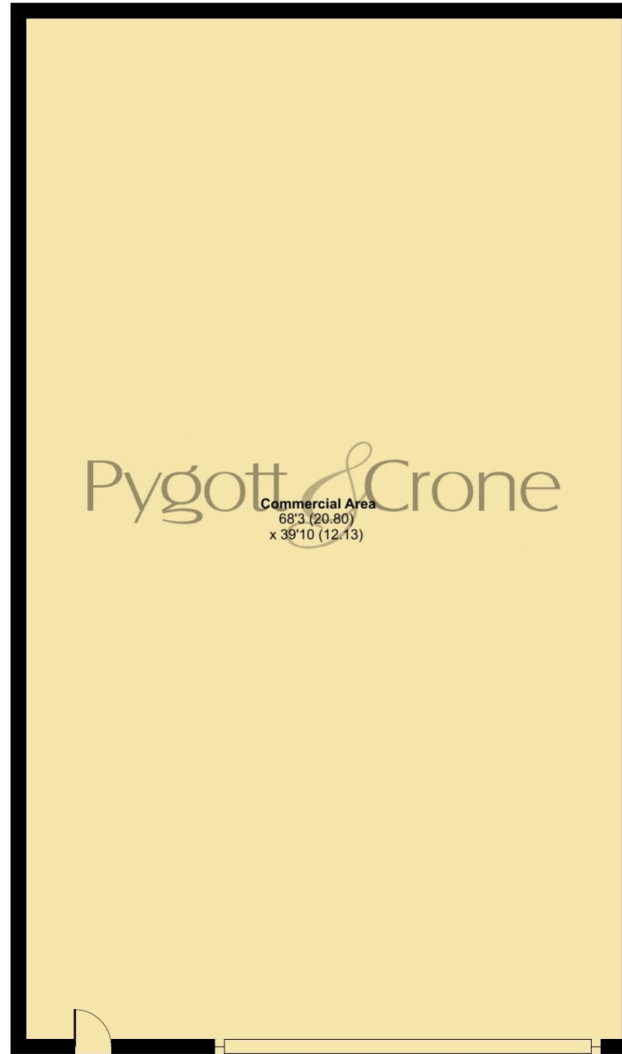


**Waterside Business Park, Avalon Business Park, Avalon  
Road, Kirton, Boston, PE20**



Ground Floor Net Internal Area = 2716 sq ft / 252.3 sq m

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS3 Commercial). © nchecon 2026.  
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Unit 1 Waterside Business Park, Avalon Road, Kirton  
is marketed through our Commercial office

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