



Castledyke Warehouse, Castledyke Bank
Gipsey Bridge, Boston, Lincolnshire, PE22 7BW

£40,000 pa

Details

- To Let
- Warehouse/Manufacturing unit
- Overall area 32328 sqft (3003.3 sqm)
- Split in 4 bays
- Open storage area available
- Negotiable lease terms
- Rateable value £22500
- Can be split
- 20ft eaves height





Location



Overview

An excellent opportunity to take a lease on this large manufacturing and warehouse with a total floor area of 32328 sqft (3003.3 sqm) and split into 4 bays. The property also has a large yard area with further storage available



Location

An excellent opportunity to take a lease on this warehouse with yard area situated in a rural area 5 miles north west of Boston.

ACCOMMODATION

The property comprises 2 internal bays and 2 open sided bays as follows

Bay 1 = 882.38 sqm (9498 sqft)

Bay 2 = 882.38 sqm (9498 sqft)

Open Bay 3 = 585.32 sqm (6300 sqft)

Open Bay 4 = 641.52 sqm (6905.35 sqft)

Eaves height 20ft (6 m)

There is a large yard which can be leased subject to negotiation

PLANNING

The property has an established use of B1,B2,B8 for manufacturing and warehousing

SERVICES

Mains electricity (3 phase) and water and drainage are connected



TENURE

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

RATEABLE VALUE

The property has a rateable value of £22,500

CEPC

Not applicable as no heating in building

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 & Crone Commercial

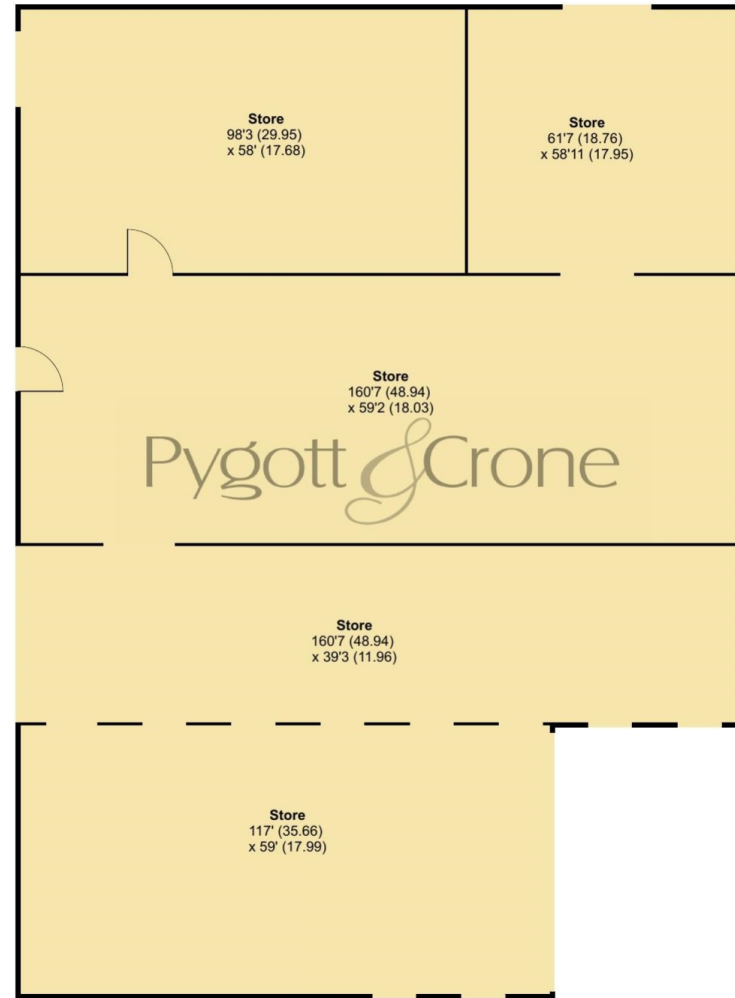
Tel 01522 536777



Castledyke Warehouse, Castledyke Bank, Gipse Bridge,

Outbuilding = 32328 sq ft / 3003.3 sq m

For identification only - Not to scale



OUTBUILDING

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS3 Commercial). © nchecom 2026. Produced for Pygott & Crone. REF: 1502036



Castledyke Warehouse, Castledyke Bank, Gipse Bridge
is marketed through our Commercial office

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