

# TO LET

FIRST FLOOR UNIT

19,914 sq.ft

(1,850.08 sq.m)

Suitable for a variety of uses



**MI**

**UNIT 5**

Horncastle Road  
Boston  
PE21 9BD

Occupiers Include

**TKmaxx**

**Iceland** | the food WAREHOUSE

**cardfactory**

**home bargains**

**SPORTS DIRECT.com**

**EASY BATHROOMS**  
SIMPLY LUXURIOUS

### LOCATION

Boston Shopping Park is a well-established retail destination located on Horncastle Road, Boston, PE21 9BD, just one mile northeast of Boston town centre.

The park offers a vibrant mix of national retailers including TK Maxx, Sports Direct, The Food Warehouse, and Home Bargains, making it a key shopping hub for the local community.

### DESCRIPTION

The premises are part of a relatively modern, well configured retail warehouse development with dedicated parking for 320 vehicles. The unit comes with an eaves height of 6.7M and serviced escalator and lift.

### UNIT SIZE

Ground Floor: 1,824 sq.ft (169.46 sq.m)

First Floor: 18,090 sq.ft (1,680.62 sq.m).

### RENT

POA

### BUSINESS RATES

Rateable Value: TBC. Interested parties should verify the Rateable Value, the availability of any relief and the actual rates payable with the Local Authority.

### SERVICES

All mains services are available.

### SERVICE CHARGE & INSURANCE

Service Charge: £27,300 + VAT.

Insurance: £6,090.25 + VAT.

### ENERGY PERFORMANCE

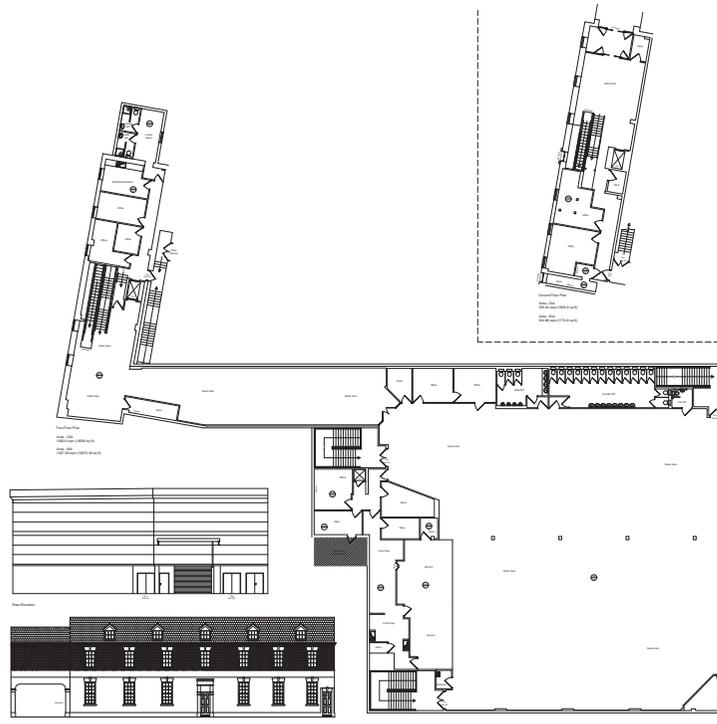
EPC: C-59. Further information available upon request.

### PLANNING

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

### LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



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Lettable Units On-Site



104,916 sq.ft

Total Area



What Three Words  
pile.wage.dome

# M PARK BOSTON

# SITE PLAN



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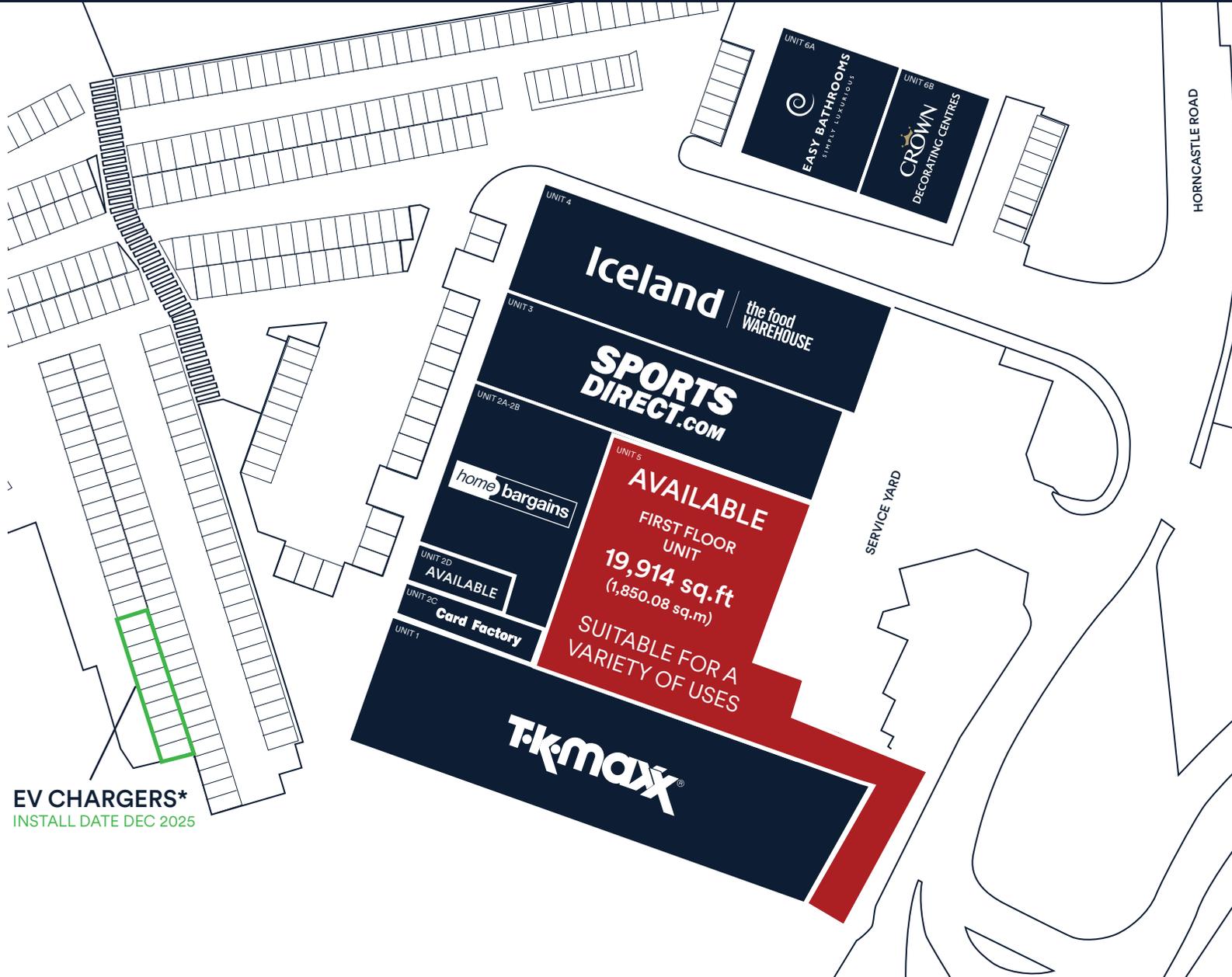
**Viewing**  
Strictly via prior appointment  
with the appointed agents



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**EV CHARGERS\***  
INSTALL DATE DEC 2025

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