



# M PARK BOSTON

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Horncastle Road  
Boston  
PE21 9BD

Occupiers Include



the food  
WAREHOUSE



# M M PARK BOSTON

## OVERVIEW



**54k** Catchment Population  
within a 10 minute drive time



**97k** Catchment Population  
within a 20 minute drive time

**£ 356m**  
Primary Catchment Spend

**£ 676m**  
Secondary Catchment Spend

### DESCRIPTION

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.

The site comprises approximately 104,916 sq.ft of ground floor retail space across eight units, with flexible layouts suitable for a variety of retail formats.

Access to the property is via Horncastle Road, between the units of The Food Warehouse and Easy Bathrooms which then leads to the car park and access to the rest of the retail units.

### RATEABLE VALUE

POA. Interested parties should verify the rateable value, the availability of any relief and the actual rates payable with the business rates department of the Local Authority.

### SERVICE CHARGE & INSURANCE

Information provided upon application.

### ENERGY PERFORMANCE

Further information available upon request.

### PLANNING

The site holds a Use Class E planning consent, allowing for a wide range of retail and food uses. It is the incoming 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.



**104,916** sq.ft

Total development



**9**

Lettable units on site



**320**

Parking Spaces



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What Three Words

# M M PARK BOSTON

# AVAILABLE UNITS



EV CHARGERS\*  
INSTALL DATE DEC 2025

  
**320**  
Parking Spaces

**webuy  
anycar**  
Located within  
the car park



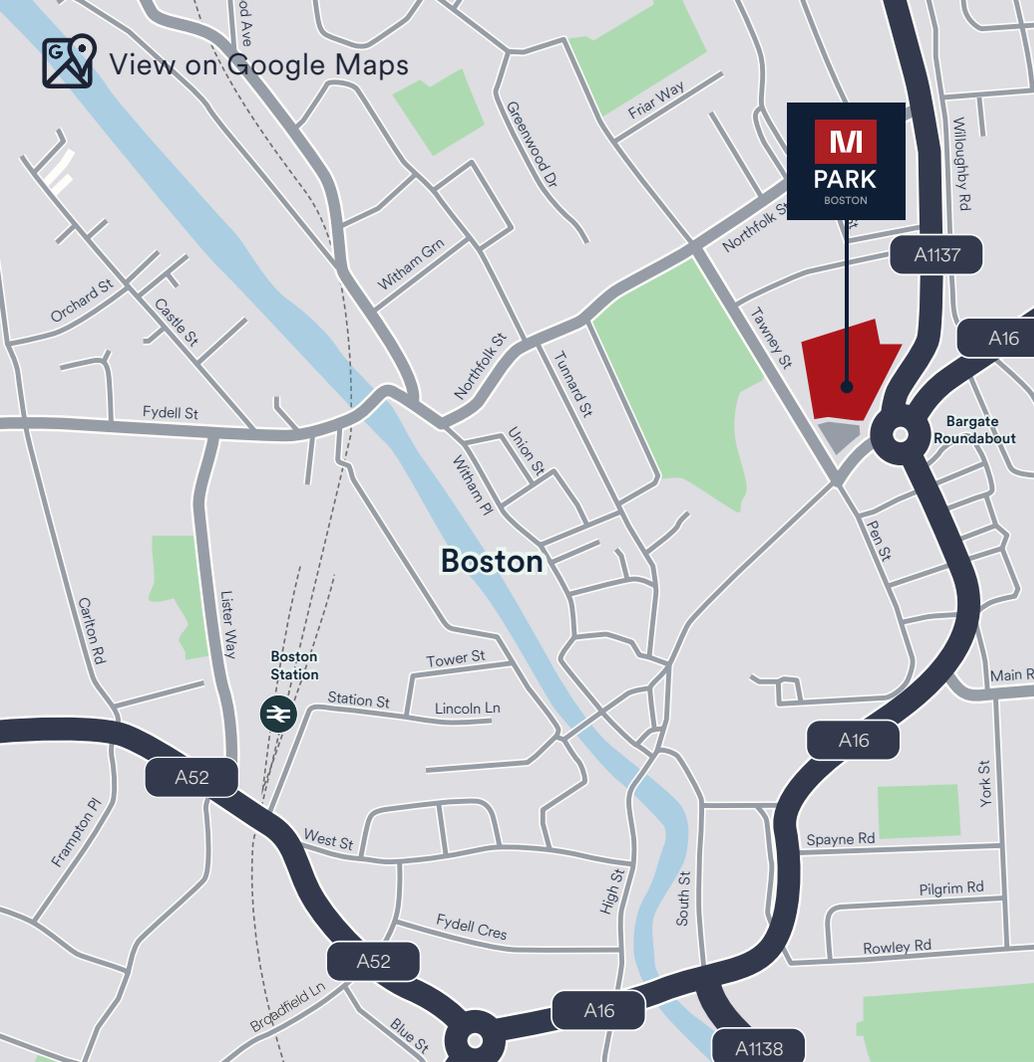
UNIT 2D	sq.ft	sq.m
Ground Floor	803	74.6
RENT	£30,000	
RATEABLE VALUE	TBC	
SERVICE CHARGE	£1,300	
INSURANCE	£307.36	
EPC	C:59	



UNIT 5	sq.ft	sq.m
Ground Floor	TBC	TBC
First Floor	22,300	2,071.7
RENT	POA	
RATEABLE VALUE	TBC	
SERVICE CHARGE	£27,300	
INSURANCE	£6,090.25	
EPC	C:59	



View on Google Maps



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## LOCATION

Boston Shopping Park is situated in a highly accessible location on Horncastle Road, feeding into Bargate Roundabout which provides easy access to the A16.

The retail park lies to the north-east of Boston's town centre and is very accessible via the A16 which connects to the A52 which provides access to Nottingham.

The shopping park is in a prime location being the closest retail park to the town centre of Boston.

## SERVICES



Bicycle Parking



Clothes Recycling



EV Chargers



Washing Machines



320 Parking Spaces

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