

# TO LET

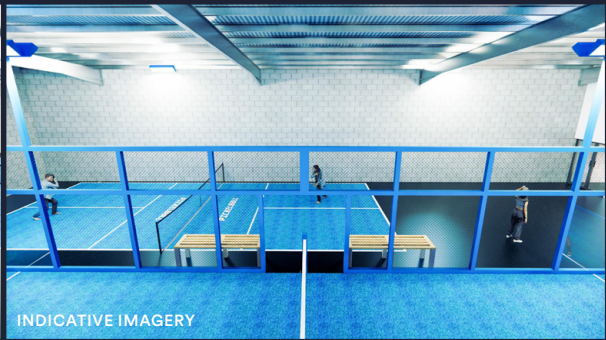
## 19,914 sq.ft

(1,850.08 sq.m)

### PADEL & LEISURE OPPORTUNITY



INDICATIVE IMAGERY



INDICATIVE IMAGERY

**COOPLANDS**  
Freshly baked and ready to go

**COOPLANDS BAKERY COMING SOON**



## UNIT 5

Horncastle Road  
Boston  
PE21 9BD

Occupiers Include

- TKMAXX**
- home bargains**
- SPORTS DIRECT.COM**
- Iceland**
- the food WAREHOUSE**
- cardfactory**
- 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 form part of a relatively modern, well-configured retail warehouse development with dedicated parking for 320 vehicles. The unit benefits from an eaves height of 6.7m and is served by both escalator and lift, providing direct access to a large, regular first-floor floorplate suited to padel courts, viewing, reception and ancillary social or F&B space.

### 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



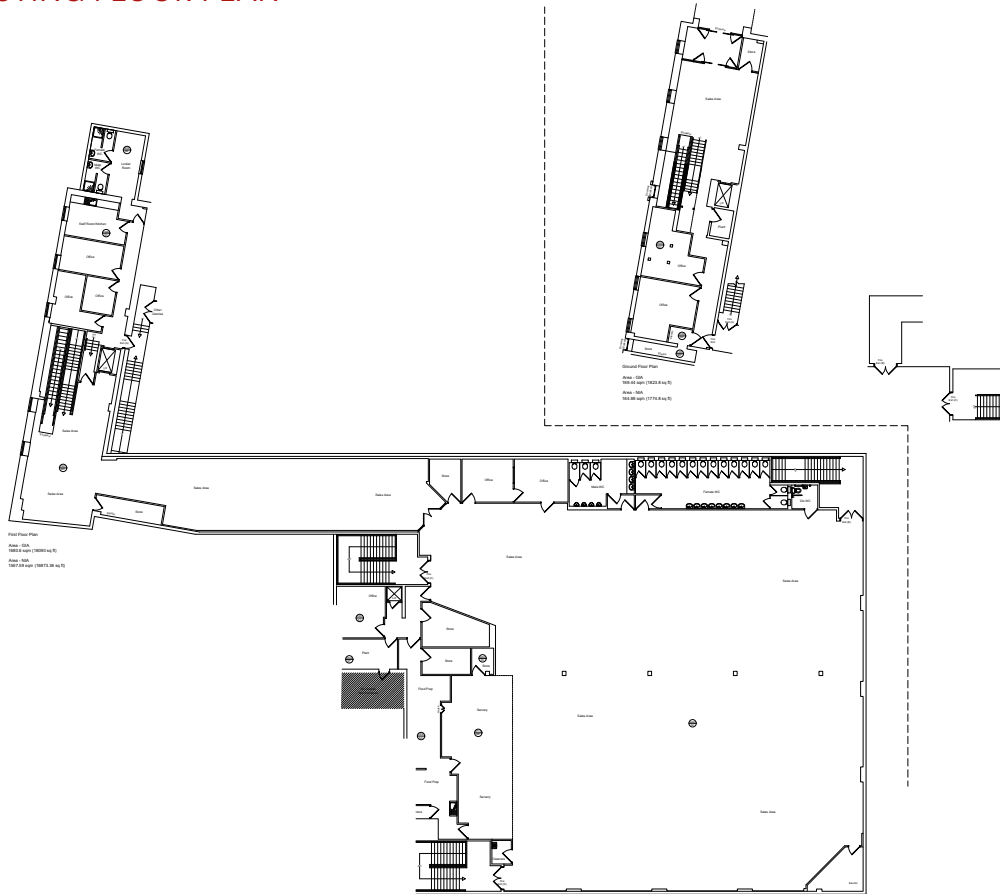
104,916 sq.ft

Total Area

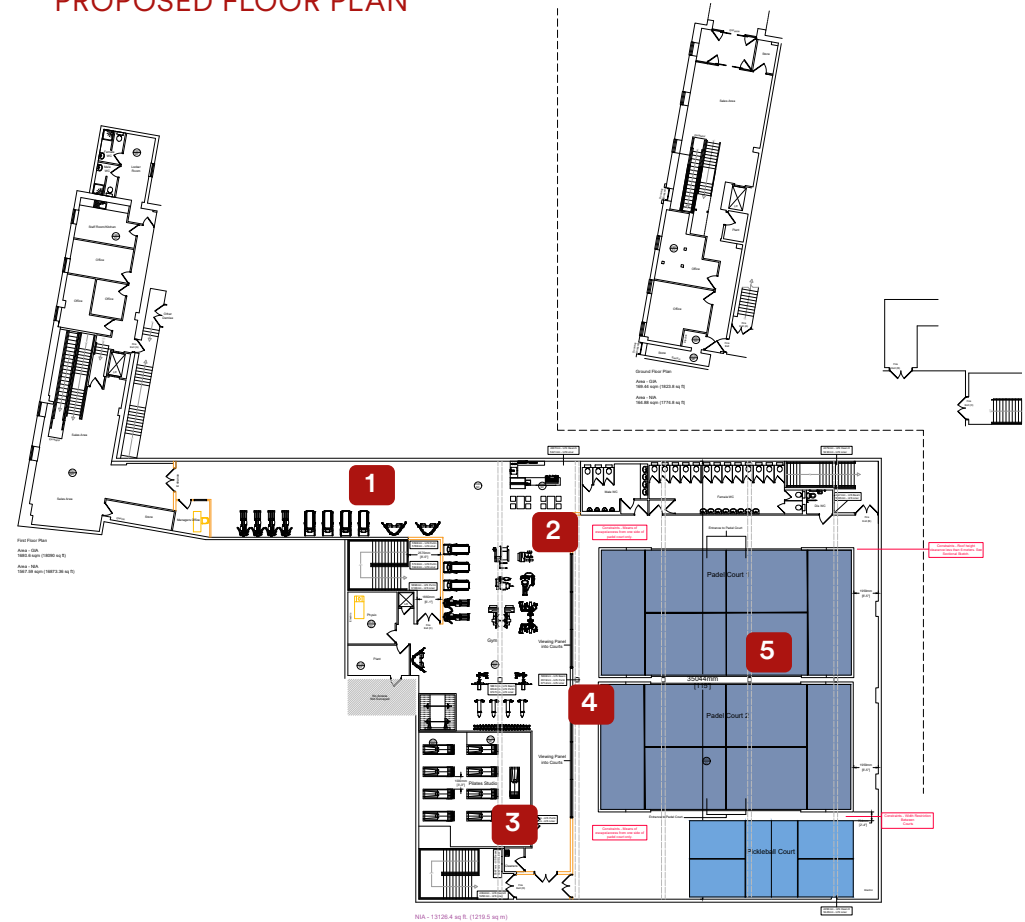


What Three Words  
pile.wage.dome

## EXISTING FLOOR PLAN



## PROPOSED FLOOR PLAN



VIEW 1 - FITNESS GYM ENTRANCE



CLICK OR SCAN QR CODE TO VIEW

VIEW 2 - FITNESS GYM AREA



CLICK OR SCAN QR CODE TO VIEW

VIEW 3 - PILATES STUDIO



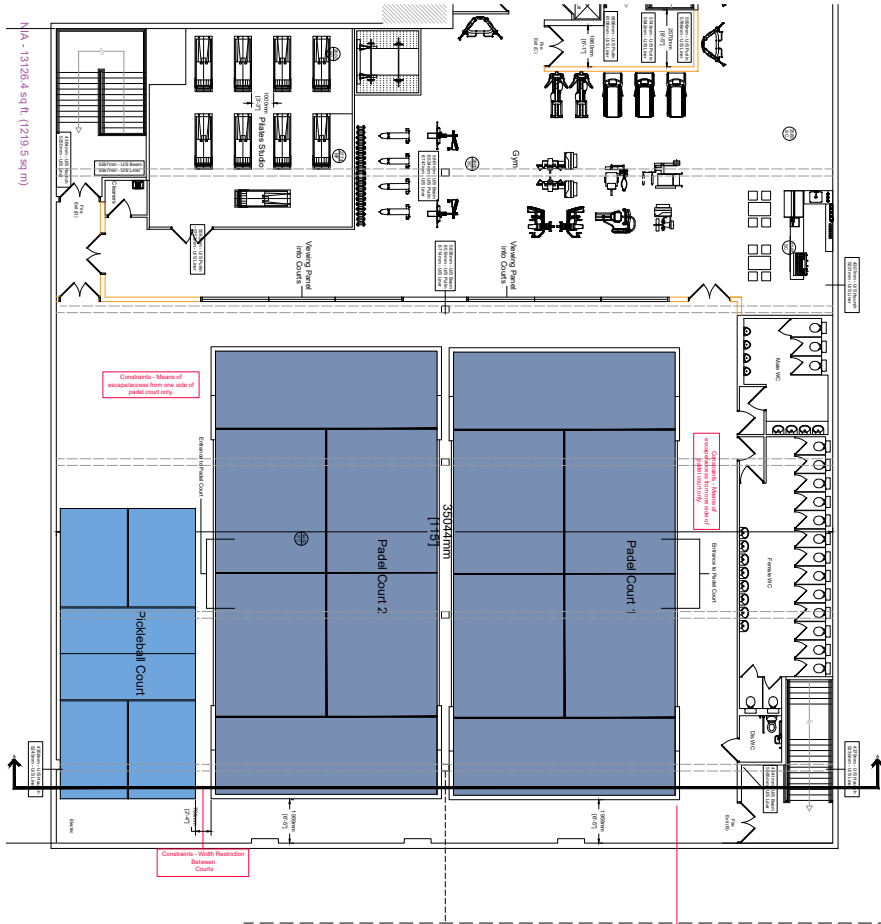
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VIEW 4 - PADEL HALL

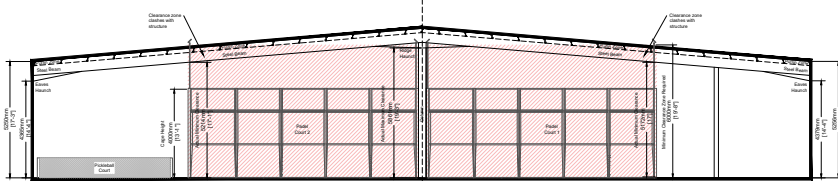


CLICK OR SCAN QR CODE TO VIEW

## PROPOSED FLOOR PLAN

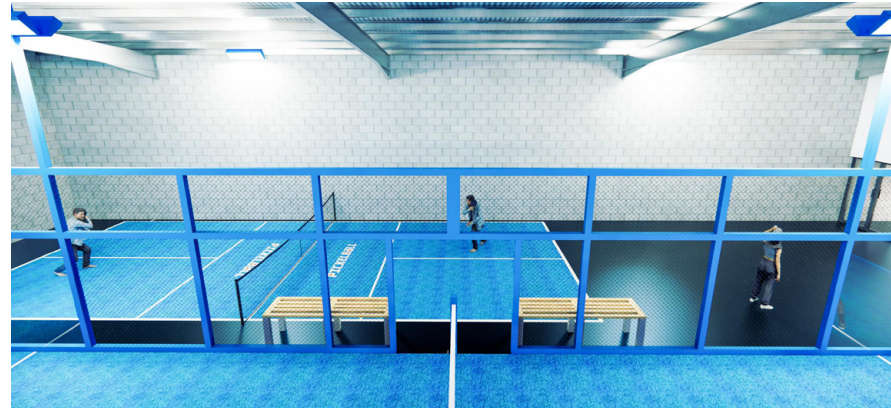


FLOOR PLAN - PADEL COURTS



CROSS SECTION A-A

## VIEW 5 - PADEL COURTS



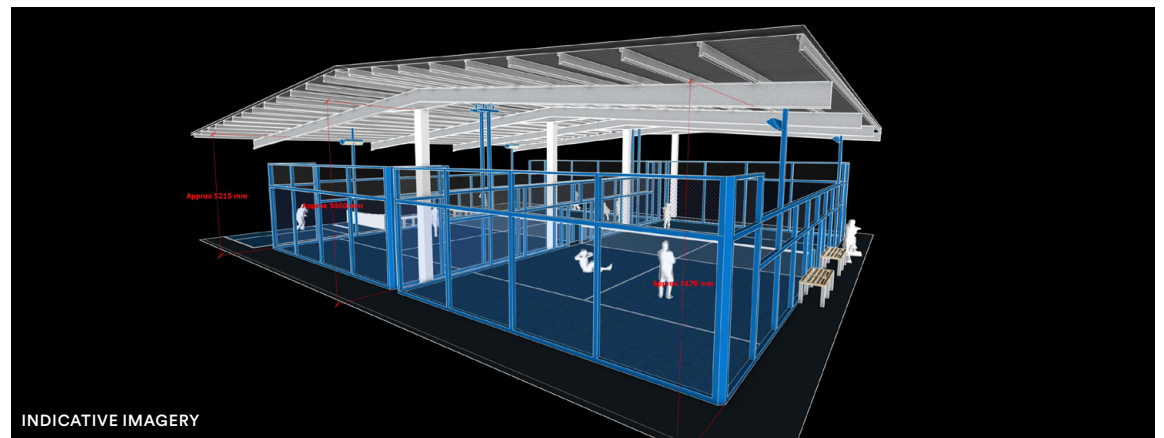
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INDICATIVE IMAGERY



INDICATIVE IMAGERY



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# M PARK BOSTON

# SITE PLAN



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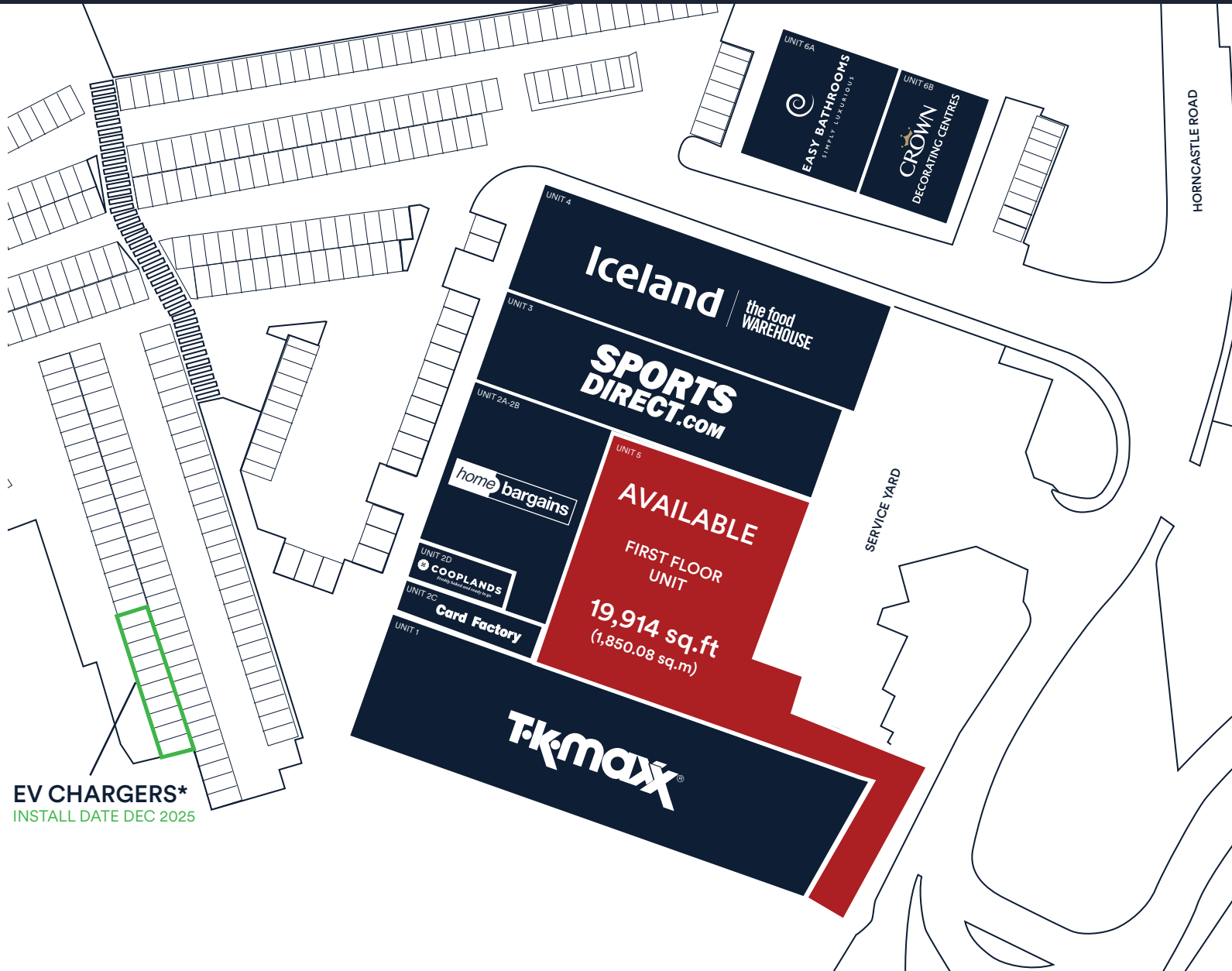
**Viewing**  
Strictly via prior appointment  
with the appointed agents



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

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