



CHERRY HOLT ROAD
BOURNE
LINCOLNSHIRE

B1 LIGHT INDUSTRIAL UNITS

1,000-3,000 SQ FT GIA

LOCATED OFF EXISTING
INDUSTRIAL AREA

PART OF NEW 16 ACRE
DEVELOPMENT

GOOD ACCESS TO A15

A BRAND-NEW DEVELOPMENT OF
18 HIGH-SPEC LIGHT INDUSTRIAL
UNITS AVAILABLE TO LET



PHASE 1

PHASE 2

PHASE 3

PHASE 4



UNIT NO. SIZE (SQ. FT)

| | |
|---|--------|
| 1 | 11,285 |
| 2 | 11,496 |
| 3 | 16,107 |
| 4 | 15,569 |
| 5 | 16,413 |

UNIT NO. SIZE (SQ. FT)

| | |
|----|--------|
| 6 | 11,285 |
| 7 | 11,496 |
| 8 | 16,107 |
| 9 | 15,569 |
| 10 | 16,413 |

UNIT NO. SIZE (SQ. FT)

| | |
|----|--------|
| 11 | 11,285 |
| 12 | 11,496 |
| 13 | 16,107 |

UNIT NO. SIZE (SQ. FT)

| | |
|----|--------|
| 14 | 11,285 |
| 15 | 11,496 |
| 16 | 16,107 |
| 17 | 15,569 |
| 18 | 16,413 |



RIVERSIDE
BUSINESS PARK

LOCATION

Riverside Business Park is located in the east of Bourne, off Cherry Holt Road, within a vibrant commercial area. Other businesses in the area include Bakkavor, Travis Perkins, Screwfix and Howdens Joinery.

Bourne's town centre, shops, cafes, pubs and gyms are all only minutes away. The business park is easily accessible from the A15.

THE DEVELOPMENT AND BUILD PHASING

- The Riverside Business Park site measures just under 16 acres.
- Approximately 2 acres of the site contain 18 small light industrial units ideal for start-ups and small businesses, arranged in 4 courtyards.
- These units will be built out one courtyard at a time, starting closest to Cherry Holt Road.
- These units will be complemented by 13 acres of self-contained serviced plots ideal for growing or established businesses who want to build and own their own premises.

UTILITIES

Each unit benefits from mains drainage, 3-phase electricity, water and fibre to the cabinet (FTTC) telecoms connections. Tenants will arrange their own supplies as required

UNIT SPECIFICATION

- A mix of 1,000 and 1,500 sq ft high-spec units arranged across four courtyards.
- Units can be combined up to a maximum of 3,000 sq ft.
- Fully insulated, steel portal frame construction with 6m eaves and ample roof lights.
- Office, kitchen and toilet facilities with optional first floor space.
- LED lighting, air-con and electric up-and-over doors.
- High speed broadband and three-phase electricity.
- Dedicated parking with ample visitor spaces.
- Landscaped setting and well-lit site.
- Easy access for HGVs.

THE DEVELOPERS

Workplace Property is a family-owned company that owns and operates the successful King Street Industrial Estate between Bourne and Market Deeping.

For further information or to register your interest, please call the developers on **01778 560693** or email enquiries@workplaceproperty.com

6M EAVES

FLEXIBLE OFFICE
& AMENITY LAYOUTS

AIR-CONDITIONING

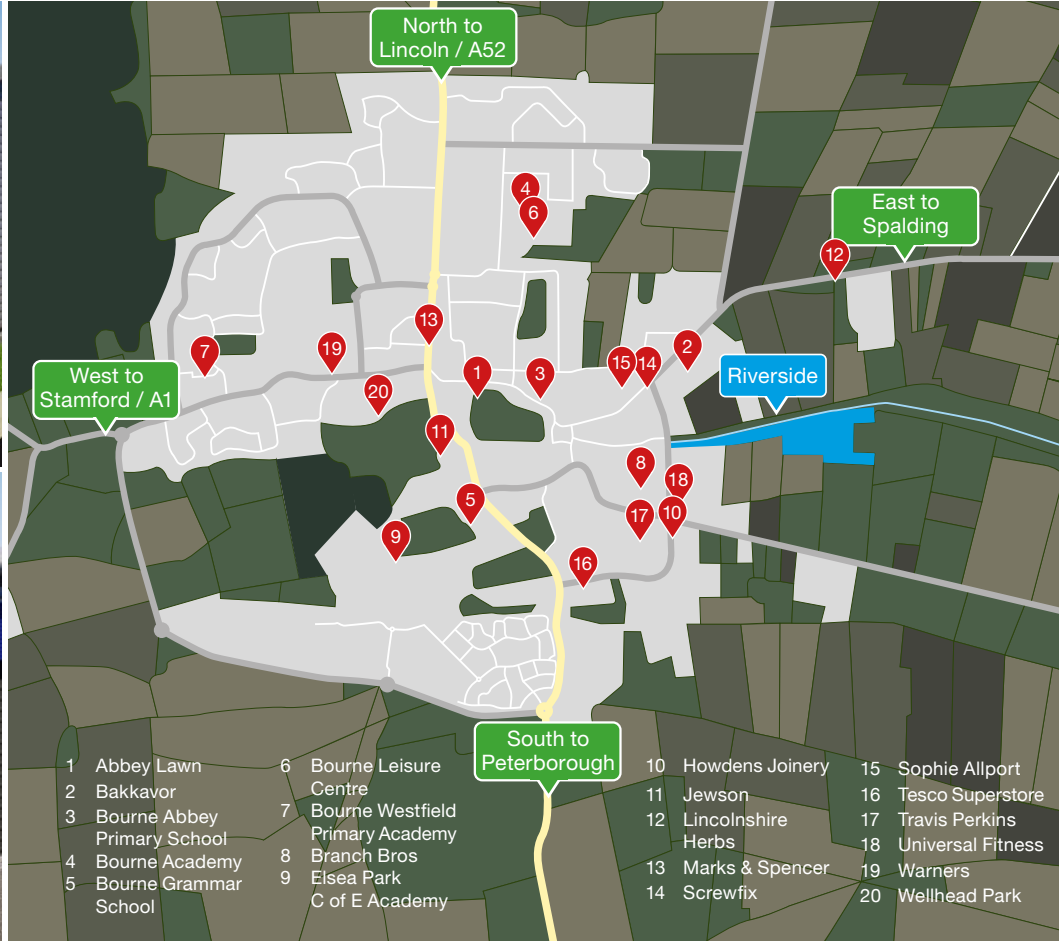
HIGH-SPEED BROADBAND

GOOD HGV ACCESS

SMALL, HIGH-SPEC UNITS FOR NEW AND ESTABLISHED
BUSINESSES LOCATED JUST OFF THE CHERRY HOLT ROAD
INDUSTRIAL AREA, CLOSE TO TOWN AMENITIES AND THE A15.



RIVERSIDE
BUSINESS PARK



“Our experience as a tenant at King Street was excellent – we would absolutely recommend Workplace Property as a landlord to other businesses.”

Jem Allport, Sophie Allport

“King Street is well maintained; a tidy and secure site – we’ve always been dealt with in a timely manner.”

Chris Hayes, O and A Caravans

“Our tenancy at King Street Industrial Estate has been very successful and well supported by the management and support teams.”

Kevin MacKenzie, Test Fuchs

Images on this page are concept renderings for illustration purposes only. Freehold plots are sold with no existing structures in place.

For further information or to register your interest, please contact the developers:

t: 01778 560693

e: enquiries@workplaceproperty.com

w: workplaceproperty.com

