

Modern Office Investment Let to Regional Solicitors with Reversionary Investment and Development Potential

Endeavour House | 3 Gilbert Drive | Boston | Lincolnshire | PE21 7TR



Two Storey Offices Extending to Provide 635sqm, 6,835sqft of Accommodation
Low Site Density Plot with Expansion Plans on Well Established Business Park
Air Conditioning, 40+ Parking Spaces, Excellent Tenant - Well Regarded Covenant
Lease on Full Repairing and Insuring Terms to 2029 at £60,000 per annum
Room For Expansion, Passing Rent at £9/sqft, Potential for Capital Growth
Highly Prominent Location at the Entrance to the Town
Nearby Neighbours Include Mercedes, BMW, Large Office Facilities, Gym, Bar

For Sale Freehold

£1.05 million plus VAT Subject to Contract

poyntons consultancy

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Location...

The bustling market town of Boston is located approximately 115 miles to the north of London on the South Lincolnshire Fens.

The town has good road links to the rest of the country through the A15, A16 and A17 trunk roads. The railway connects to Grantham and the East Midlands Mainline, King's Cross approximately 45 minutes away to the south. The town has a large hospital, active port, twice weekly market, strong retail sports and leisure offerings and a population of only 70,000 residents.

The property is located at the front of a well established business park with neighbours such as Longhurst Housing Association, Hill and Clark Letting Agency and some others. Approximately 1.5 miles from the town centre.

Description...

Ground Floor and First Floor are similar in design, having central open plan office areas with boardroom and individual office rooms off.

Accommodation...

A foyer leads to the **Main Reception Area** where there are WC's off, meeting area, next to the stairwell leading to the first floor.

Reception.....6.5m x 5.5m

Disabled WC

Keypad to the first floor suite

Main Office.....22.5m x 6.4m

Boardroom.....5.9m x 5.5m, 32.9sqm

With fitted cupboards, views over the car park, inset projector

Men's WC

Store

Server Room

First Floor

On the first floor are located 11 offices around a central open plan office space with ancillary accommodation as indicated on the accompanying floorplan.

Outside...

To the south of the main building is a landscaped area with seating and an enclosed area for air handling units.

The car park is arranged to the north extending to provide around 50 spaces with a shared access to Gilbert Drive.

Schedule of Accommodation...

Gross Internal Floor Area	635m ²	6,835ft ²
Net Internal Area	616m ²	6,630ft ²
Site Area	0.39 ha	0.96 acres

Tenancy...

The property is to be sold freehold subject to the existing occupational tenancy by way of a new deed of variation extending the lease to 6th September 2029. The lease is on Full Repairing and Insuring terms at a passing rent of £60,000 per annum plus VAT and was set by the partnership.

The next review to market rent is 1st April 2025. There is a tenant only break clause actionable on the same date.

Please enquire with the selling agent for further information.

Services...

The property is connected to mains water, electricity and drainage. The building having high speed broadband, a modern gas fired central heating system and separate air conditioning units.

Business Rates...

The property has a Rateable Value of £59,000.

Planning...

The property was built as per Planning Application B/03/0636 dated 14th November 2003. A 2 storey extension to the east of the existing building has planning permission reference B/03/0812. It is understood that this has been implemented by way of completion of the piling works.

Reversionary Interest...

In the unlikely event that the building became vacant or part vacant, it has excellent potential as a base for serviced offices as the existing layout would be suitable for 26 smaller rooms, in addition to which there are two large open plan areas which could also be utilised. Please contact the agent for further details.

EPC...

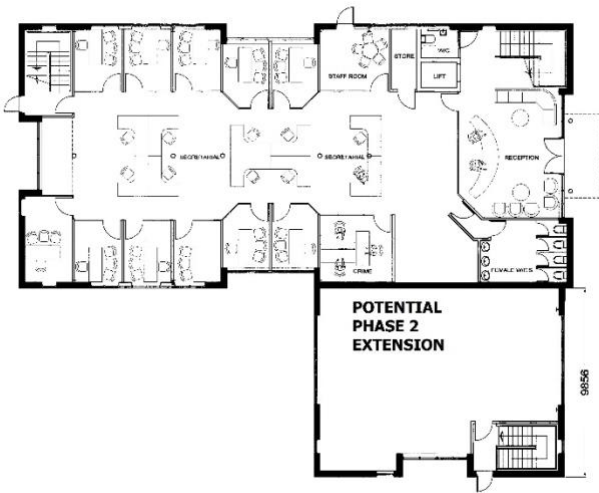
The property has an Energy Performance Asset Rating C62. Full details are available on request.

Viewing...

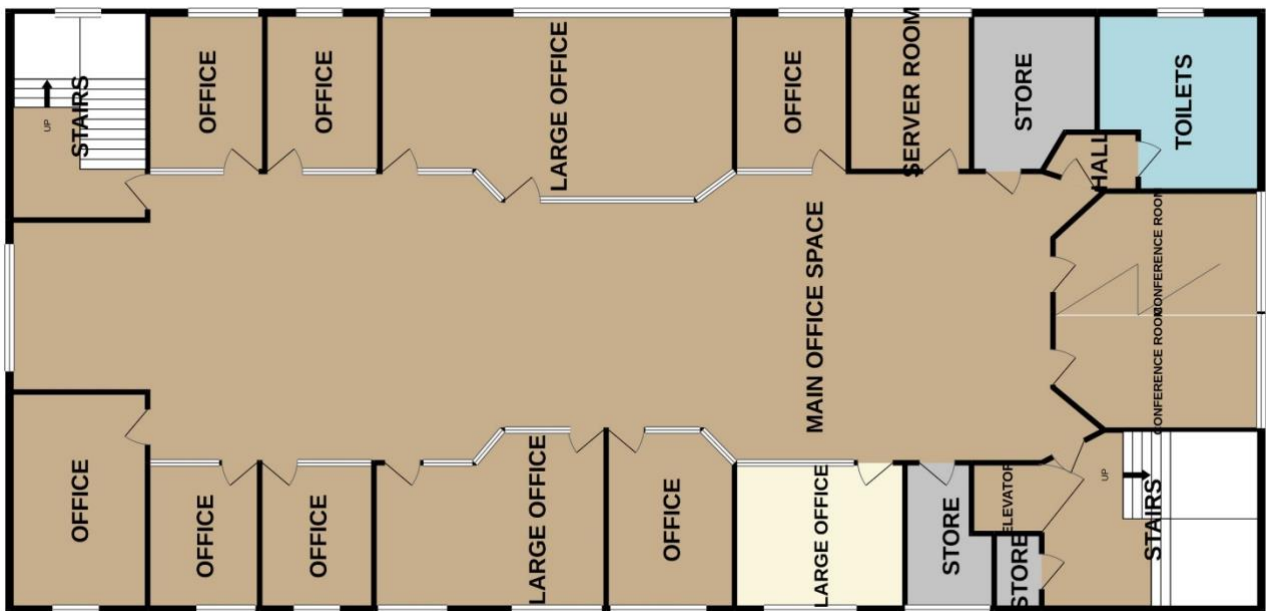
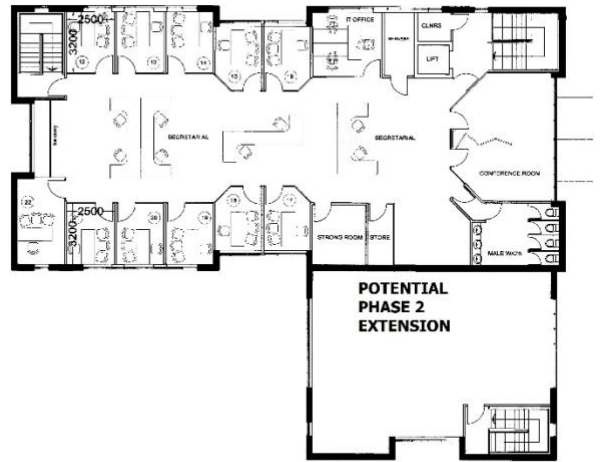
All viewings are to be made by appointment through the agent.

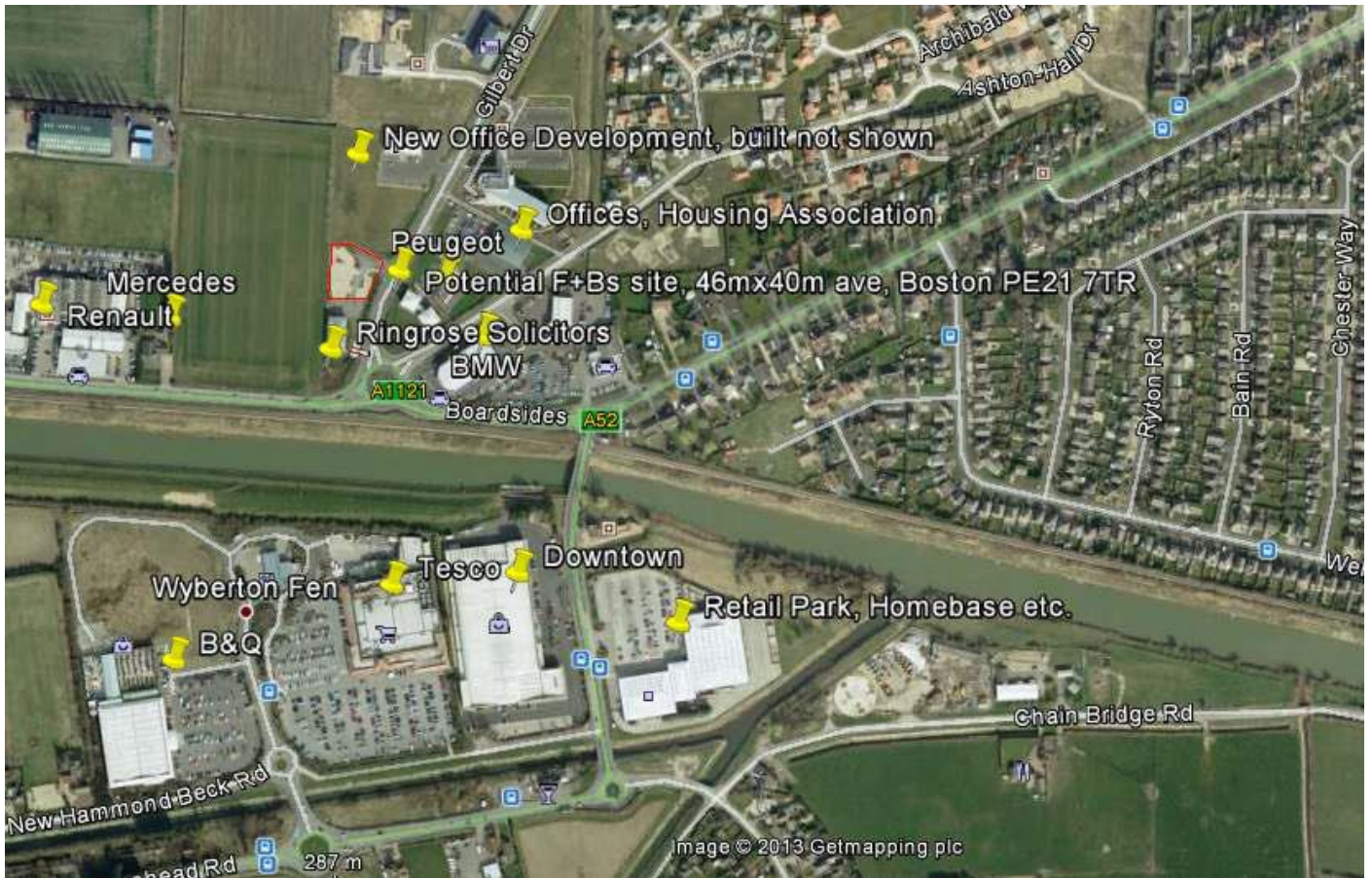
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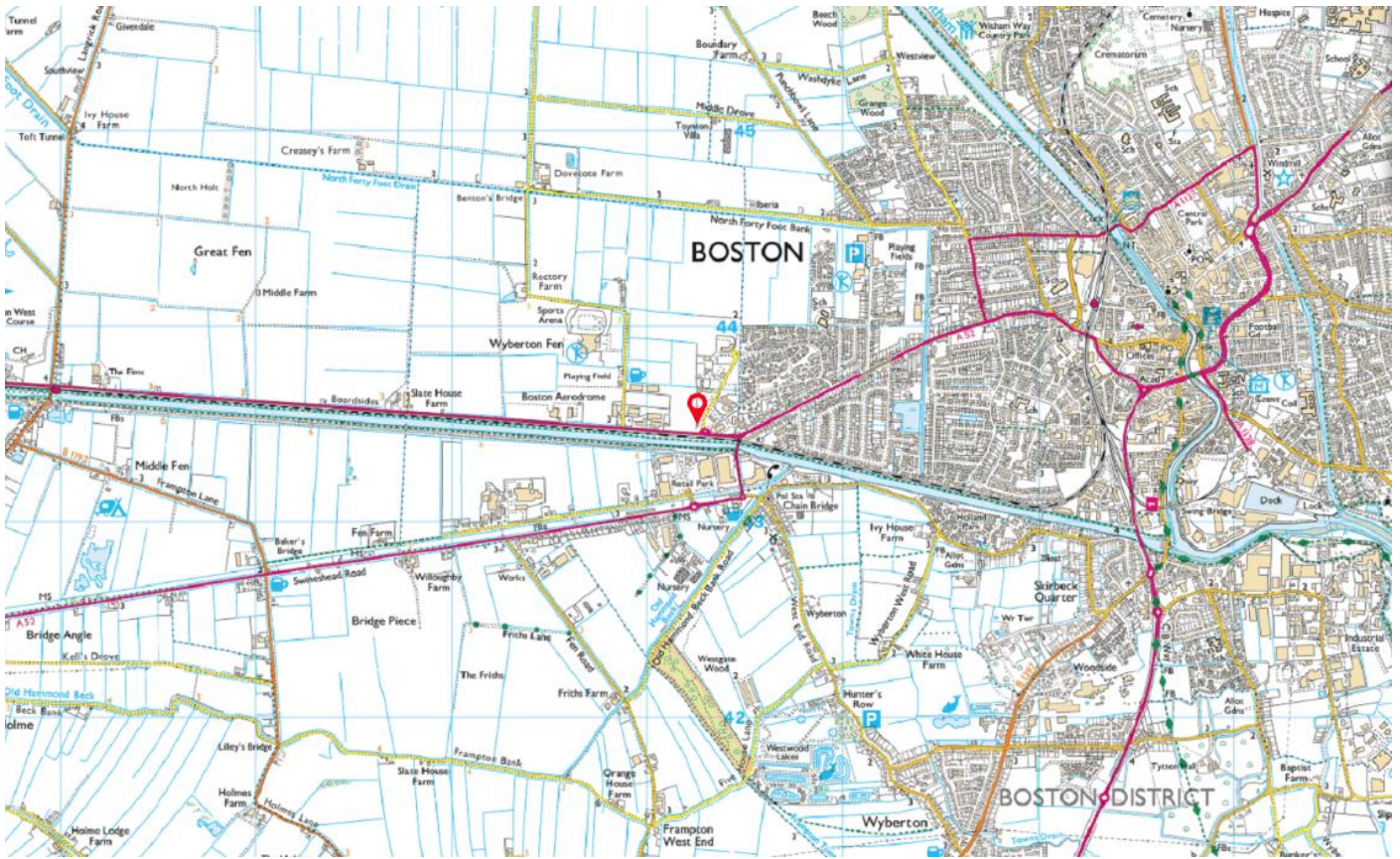
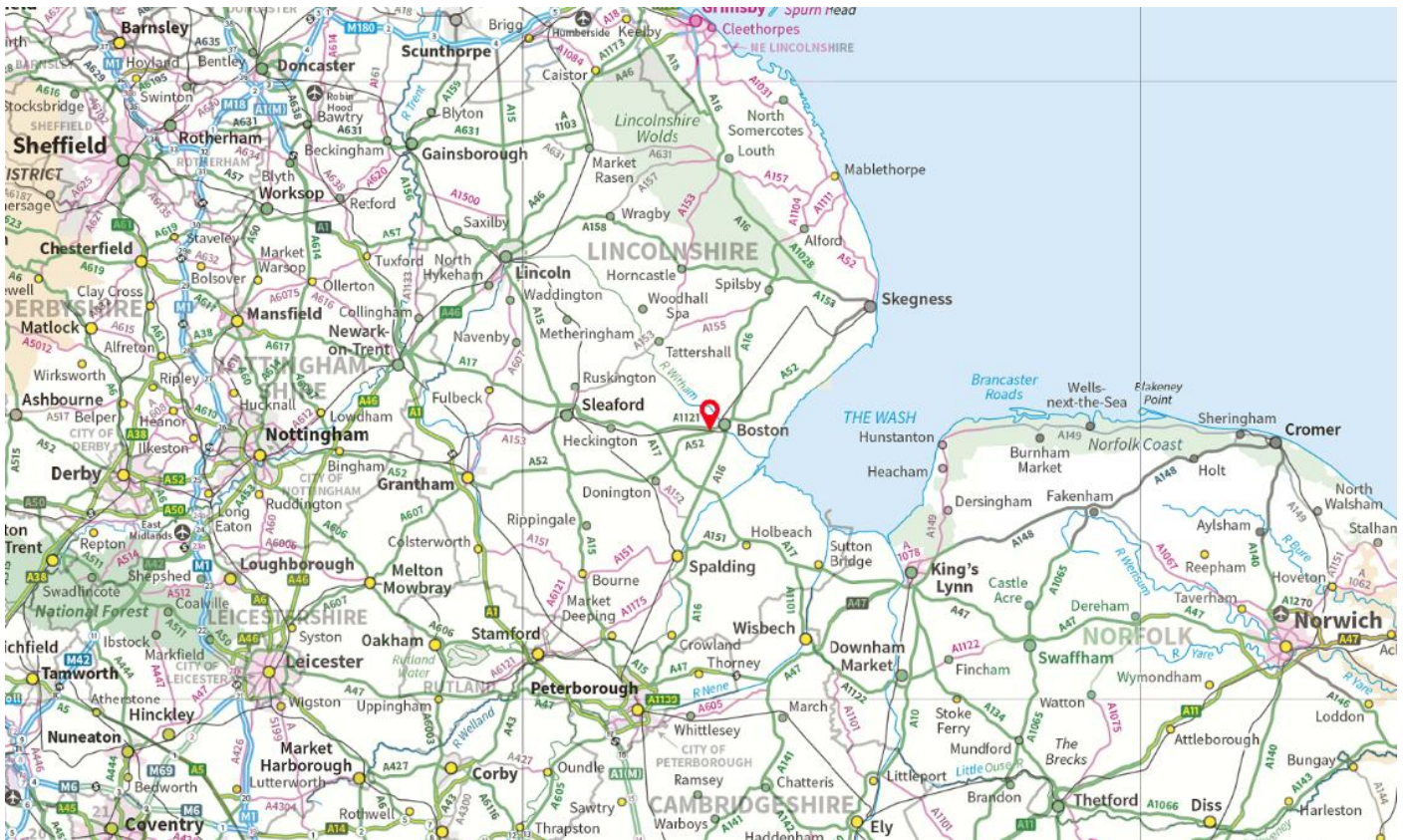
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EXISTING LAYOUT







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