

Spacious Town Centre Office Suites Available TO LET Immediately

First Floor | 46-52 West Street | Boston | Lincolnshire | PE21 8QH



9 Large Rooms Extending to Provide 328.7m² (3,540ft²) of Accommodation
Suitable for a Variety of Purposes (Subject to Planning)
Including Office, Community, Leisure and Healthcare Use
Available for Immediate Occupation

Available To Let on Full Repairing and Insuring Lease
£12,000 per Annum

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

01205 361694
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Location...

The bustling market town of Boston is located approximately 115 miles to the north of London, 35 miles to the south-east of Lincoln, 25 miles to the west of King's Lynn and is a port with a number of large employers including a hospital, Fogarty's, MetsäWood, and a twice weekly market and a strong retail offering.

The property is located to the south of West Street, which is one of the main vehicular routes into the Town Centre with high levels of footfall.

The offices are located over a retail unit with an access from Paddock Grove to the side.

Location and site plans are included with these particulars.

Accommodation...

A doorway leads to a stairway to a spacious first floor landing and hallway.

Meeting Room.....12.2m x 8.7m, 106m²
Having ceiling height of 3.4m, raised stage area, attached store.

Room No 1.....3.2m x 4.5m, 11m²
Used for storage.

Ladies WC
Having 3 WC's.

Gents WC's
Having 2 urinals, 3 WC's

Plant Room
Having electric water heater.

Kitchen Area.....5.9m x 3.6m, 21.7m²

Office Break Out Room.....5.9m x 2.5m, 14.9m²

Front Open Plan Office.....15.4m x 6m, 91.7m²

Front Corner Office.....3.8m x 3.9m, 15m²

Front Corner Office.....3.2m x 4.6m, 14.7m²

Front Room No 3.....4.7m x 3.2m, 15m²

Front Room.....4.4m x 2.7m, 7.1m²

Rear Office.....8.5m x 6.1m, 52.6m²

Store Rooms.....2.7m x 1.8m, 5m²

Services...

Mains electricity, water and drainage are connected to the property.

Outgoings...

The tenant will be responsible for all outgoing at the property. The upper floors have a Rateable Value of £19,000.

Tenure...

The property is available by way of a new Full Repairing and Insuring lease on standard commercial terms, rent payable monthly in advance.

The tenant will be responsible for contribution with regards to the landlord's reasonable legal fees with regards to the preparation of the lease at £750 plus VAT. The lease being for the provisions of security of tender out of the Landlord and Tenant Act 1954 Part II.

VAT...

The landlord reserves the right to charge VAT on any letting.

EPC...

The property has an Energy Efficiency Rating D85. Further details are available on request.

Viewings...

By appointment through the agent.

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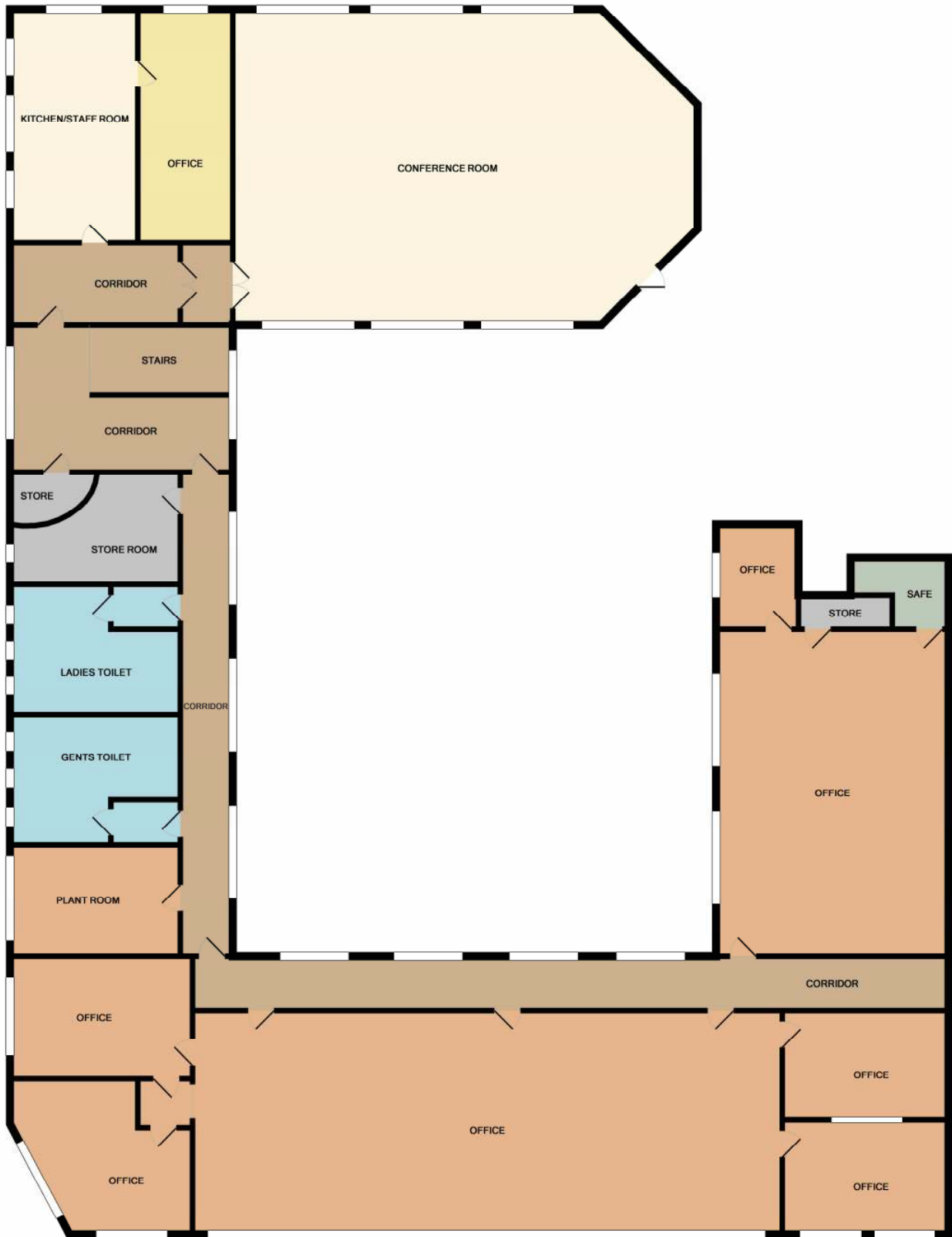




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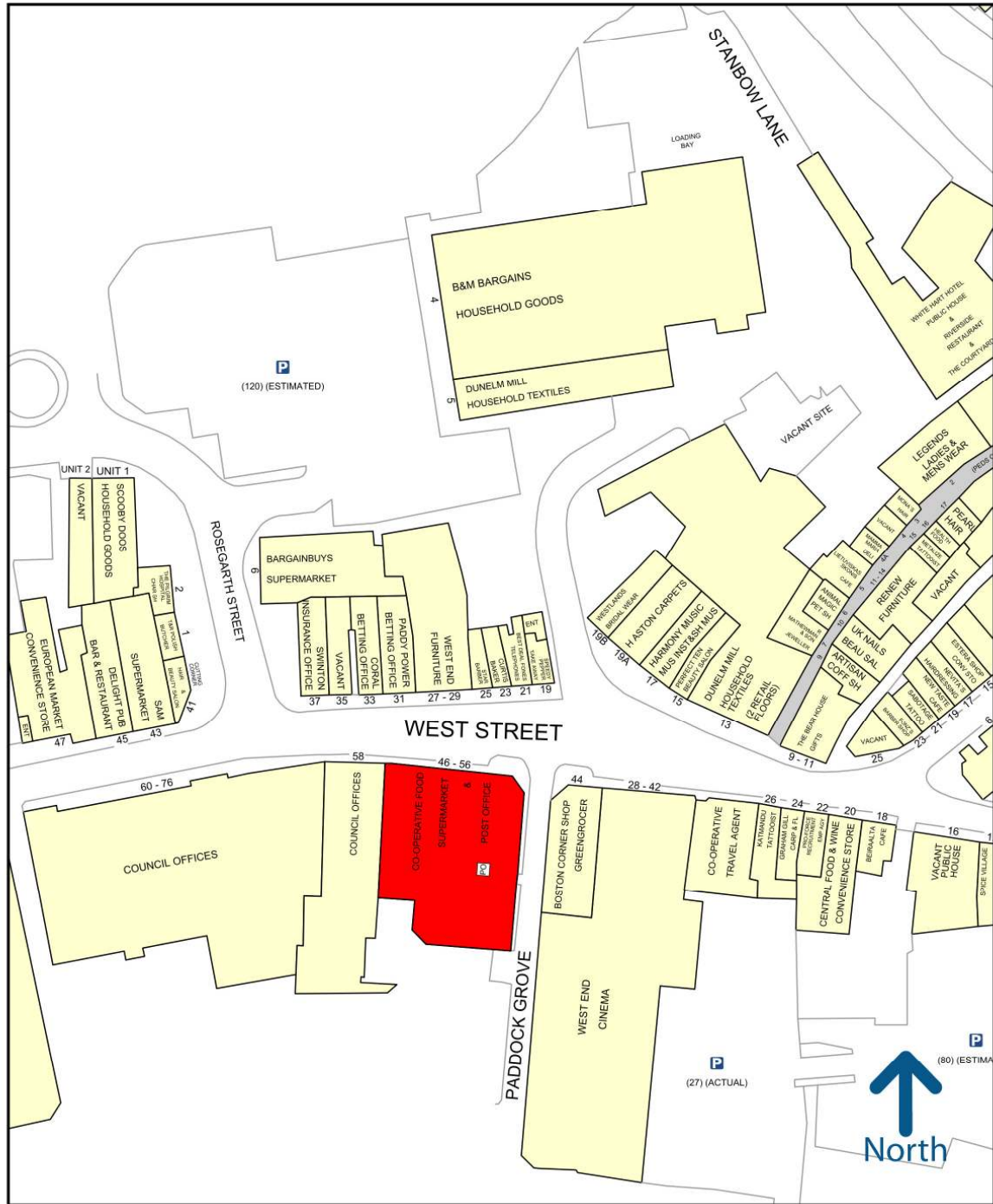
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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50 metres

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