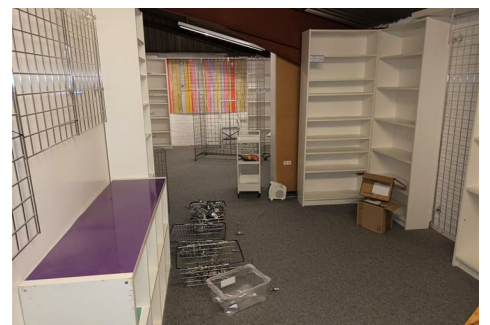


BRUCE MATHER

INDEPENDENT ESTATE AGENT



Warth Park, Sea Lane, Boston, PE22 0EY
£210 (From) Per Month

A Business Complex providing Office Suites over two stories situated in the village of Butterwick. The property provides serviced offices of varying sizes each having lighting, heating, water, broadband costs included and 1 parking space each. Gated site access. Rental prices starting from £210 per month

ACCOMMODATION

COMMUNAL RECEPTION OFFICE 1 19'9" to 14'5" x 13'1" to 9'11" (6.02m to 4.39m x 3.99m to 3.02m)
Having radiator; double radiator; uPVC double glazed window to side; 5 florescent ceiling lights and stair door to:-

OFFICE 2 12'0" to 9'08"x 23'9" to 8'5" (3.66m to 2.95mx 7.24m to 2.57m)
Having 5 fluoresent strip lights. Rent £310 per month

OFFICE 3 12'0" x 9'10" (3.66m x 3.00m)
Having uPVC double glazed window to side; radiator and fluoresent strip lighting. Rent £240 per month.

OFFICE 4 9'102 x 7'02" (2.74m x 2.18m)
Having uPVC double glazed window to side and radiator. Rent £210 per month

CLOAKROOM WITH WC

FURTHER STAIRCASE
with fire escape

COMMUNAL KITCHEN 9'11" x 4'0" (3.02 x 1.22)
Having base kitchen cupboard; double glazed window and radiator.

MAIN OFFICE 6 13'0" x 10'0" (3.96 x 3.05)
Having 2 fluoresent strip lights; uPVC double glazed window to side and radiator. Rent £275 per month.

EXTERNAL

Gated access provides entrance to the yard with parking spaces situated directly in front of the office block.

TENURE

Leasehold.
New negotiable length lease term available.
A deposit bond equal to 6 weeks rent is required.

BUSINESS RATES

The Valuation Office Agency have the rateable value assessed as at 17th January 2020 as £7,500. Interested parties should make their own enquiries with Boston Borough Council (Tel: 01205 314413) as to the amount of Business Rates payable.

PLANNING

Interested parties should make their own enquiries with Boston Borough Council (Tel: 01205 314344) to ensure the property is compliant with their usage requirements.

LEGAL COSTS

The ingoing tenant to be responsible for the Landlord's reasonable legal costs in the preparation of the lease document.

EPC

The property has an E rating.

AGENTS NOTE

Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent.

All properties are offered subject to contract or formal lease offered subject to not being previously sold or withdrawn; these particulars are issued on the understanding that all negotiations are conducted through Bruce Mather Limited.

Bruce Mather Limited for themselves and for Lessors of this property whose Agent they are give notice that:-

1) the particulars, whilst believed to be accurate, are set out as a general outline for intended buyers or lessees and do not constitute nor constitute part of any offer or contract; 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending Tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy; 3) no person in the employment of Bruce Mather Limited has any authority to make or give any representation or warranty whatever in relation to this property.

VIEWINGS

By appointment with the Letting Agents, Bruce Mather Ltd. Tel: 01205 365032.

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 Pump Square, Boston, PE21 6QW

Tel: 01205 365032 Email: sales@brucemather.co.uk brucemather.co.uk