

# BRUCE MATHER

INDEPENDENT ESTATE AGENT



## **Enterprise House Priory Road, Boston, PE22 0JZ** **£300 Per Month**

A vast selection of offices, business suites, conference rooms and stores TO LET with PARKING, suitable for a wide range of businesses.

The properties are situated at Enterprise House, a serviced premises providing intercom, wi-fi, electric, water, heating, parking and ancillary accommodation.

The rooms are used by a variety of different businesses, prices starting from just £300 pcm + vat. Variable terms available.

## LOCATION

The Business Park is situated approximately 3 miles from Boston Town Centre in the attractive village of Freiston. Freiston comprises of four hamlets : Freiston Shore, Scrane End, Haltoft End and Freiston Ings. The village has a diverse range of businesses including Vets, Post Office and Stores, Food manufacturers, Butchers, Electricians, Mail Order clothing retailer, Carpenter, Gift Shop, Lighting Consultants, Hairdressing and Beauty Supplies, Military Museum, Holiday rentals, Public Houses together with leisure facilities, Danny Flear Community Centre and Playing Field and the RSPB Freiston Shore nature reserve.

Enterprise House has straight forward transport links to the main A52 Boston to Skegness trunk road and also direct access to the neighbouring villages of Butterwick and Fishtoft.

## ACCOMMODATION

The following rooms are available. All rooms are £300pcm + vat unless otherwise stated for larger rooms:

### Ground Floor

Room 1 : 16'X 13'6"

Room 2 : 16'1" X 13'6"

Room 3 : 15'8 X 13'2"

Room 7 : 16'4" X 13'6"

Room 8 : 16'4" X 13'4"

### First Floor

Room 12 : 16' X 13'6"

Room 15 : 26'1" x 13'3" > 12'8" £400pcm + vat

Room 16 : 26' X 17'3" £450pcm + vat

Room 17 : 13'4" X 12'4"

Room 18 : 26'9" X 22'3" £550pcm + vat

Room 19 : 17'5" X 14'

Room 20 : 41'2" X 14'6" £550pcm + vat

## ANCILLARY ACCOMMODATION

All businesses have access to the communal kitchen, ladies and gentleman's toilets.

## SERVICES

Businesses are provided with the benefits of Intercom, Wi-fi, electricity, water, heating and parking included in the monthly fee. Business Rates where applicable are the responsibility of the ingoing licence holder.

## DEPOSIT

A deposit bond equivalent to 1 month is required and 1 month's rent in advance.

## TENURE

The rooms are available by way of individual licence agreements. Varying terms are available.

## VAT

VAT is charged to each monthly licence fee.

## EPC

The property has an EPC Rating of D99.

## EXAMPLES OF PAST CUSTOMERS

Energy Brokers, HGV Lorry Training, Printers, Photographers, Recruiters, Offices for Food Production Company, Hair Products Shop, Taxi Operator, Accountant, Couriers, Veg Wholesaler, Nail Bar.

## AGENT'S NOTES

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

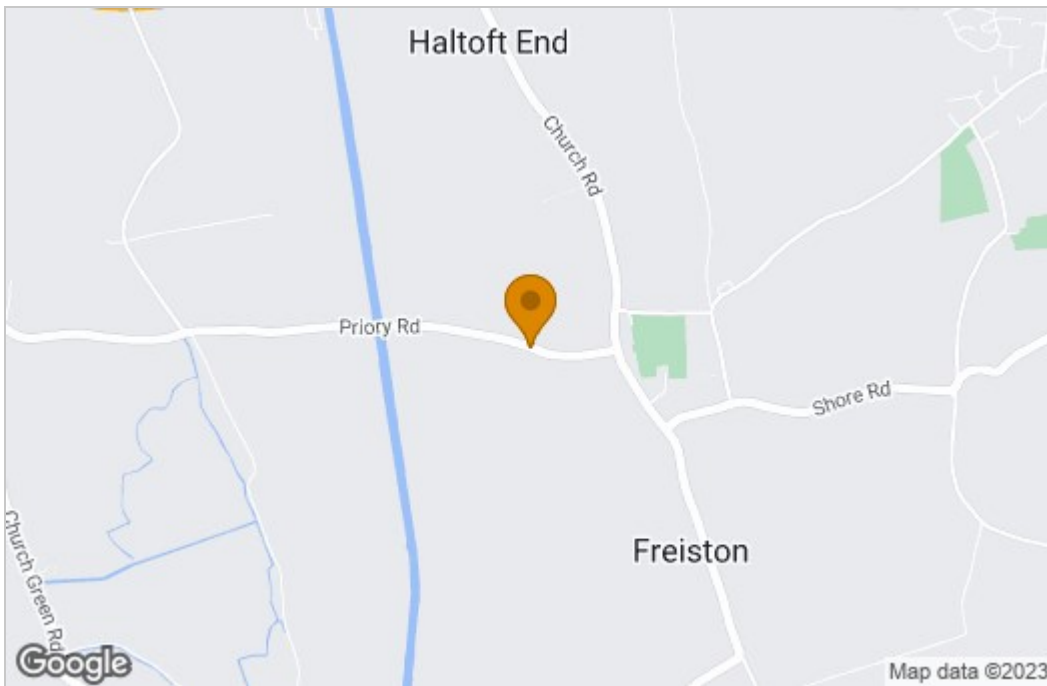
All properties are offered subject to contract offered subject to not being previously withdrawn; these particulars are issued on the understanding that all negotiations are conducted through Bruce Mather Limited.

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 lessees and do not 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 lessees 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 Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

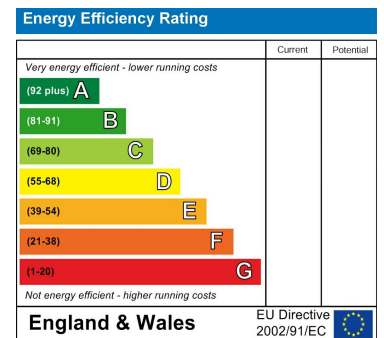
## VIEWINGS

Strictly by appointment only through the letting agents, Bruce Mather Ltd. Tel: 01205 365032 - Option 3.

## Area Map



## Energy Efficiency Graph



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