

Newly Refurbished Office Space To Let High Profile Building Located Close to the Town Centre

51 High Street | Boston | Lincolnshire | PE21 8SP



Newly Refurbished, Flexible Office Accommodation Extending to Approximately 132m², 1,420ft² Over Three Floors. Refurbished Entrance & Reception
Partial Air Conditioning, Gas Fired Central Heating
New LED Environmentally Friendly Lighting. Close-Carpeted
New Suspended Ceilings. Male And Female WCs. Secure Car Parking

Available To Let Leasehold
£12,000 + VAT Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

Boston is a bustling market town with a range of local amenities located on the South Lincolnshire Fens, approximately 35 miles to the north-west of Peterborough and 110 miles to the north of London.

The twice weekly historic Boston Market attracts shoppers and tourists to the town. The town has an estimated primary retail catchment area of 77,000 shoppers, when combined with the secondary area this increases to 235,000 shoppers.

Boston is predicted to be one of the fastest growing towns in the East Midland Region. Current estimates predict the population to be in the region of 60,000 residents.

The property overlooks the tidal River Haven, located on the historic entrance to the Market Place on High Street. Neighbouring properties include a large car park, school, residential accommodation and a meeting hall.

The area to the north of the property is the beginning of High Street, which is a secondary retail zone.

To the south of the property are the A16 and A52 dual carriageways, known as John Adams Way, which is the main vehicular route through the town.

Location and site plans are included with these particulars.

Accommodation...

The property has recently undergone a full programme of internal refurbishment to create flexible, high-quality, modern office accommodation over three floors, providing a bright and comfortable working environment, with refurbished reception, Kitchen and WC facilities, partial air conditioning, gas fired central heating and secure on-site parking spaces.

Schedule of Accommodation

Ground Floor Reception	20.63m ²	222ft ²
First Floor Office 1 (Front)	31.14m ²	335ft ²
First Floor Office 2 (Rear)	20.88m ²	224ft ²
First Floor WC (Unmeasured)		
Second Floor Office 1 (Front)	31.69m ²	341ft ²
Second Floor Office 2 (Rear)	19.69m ²	212ft ²
Second Floor Kitchen	7.48m ²	80ft ²
Total Net Internal Floor Area	131.51m²	1,414ft²

EPC...

The property has an Energy Performance Rating of E111.

Outgoings...

The rateable value of the property prior to refurbishment is £20,500. This rating includes 53 High St and it is anticipated that the Valuation Office will be reassessing the property imminently.

The tenant will be responsible for the landlord's reasonable legal fees up to a pre-determined maximum. The tenant will also be responsible for a deposit to be lodged with the landlord.

Tenure...

Full repairing and insuring lease on terms to be agreed.

VAT...

Vendor reserves the right to charge VAT where applicable.

Viewing...

Strictly by appointment with Poyntons. Prior to making an appointment, we recommend you discuss your interest in the property with a member of staff.

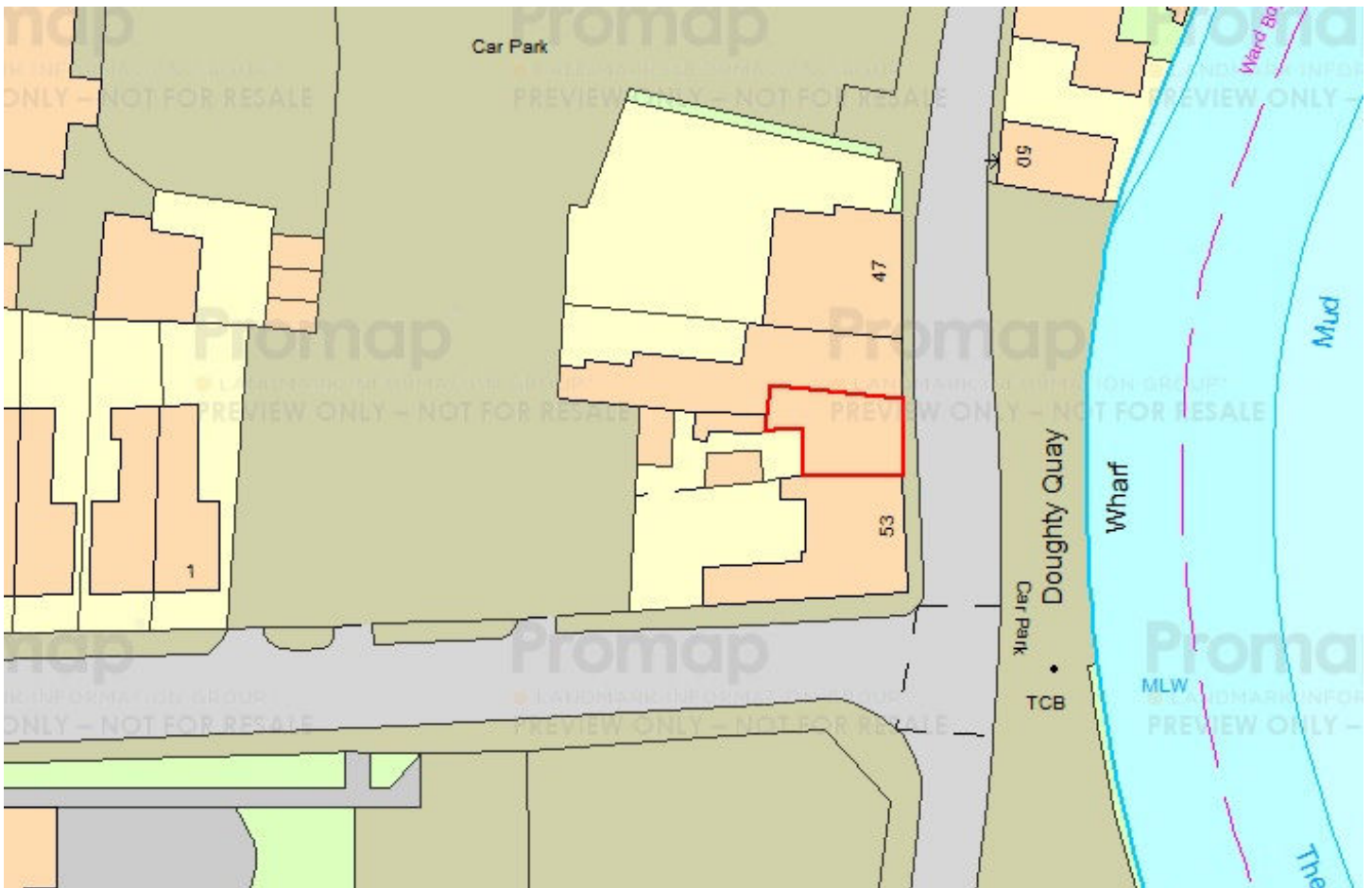
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Money Laundering Regulations: Prospective purchasers will be asked to produce identification at a later stage.

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