

# Town Centre Self-Contained Offices To Let Extending to 500sqft, 46.4sqm Net Internal Area

Ridge House | 16 Main Ridge | Boston | Lincolnshire | PE21 6QQ



Suitable for a Variety of Professional Businesses  
Three Well Proportioned Rooms in Good Decorative Order  
Communal Areas and Cat 2 Lighting

Available To Let Leasehold  
£450 per Calendar Month  
£5,400 per Annum, No VAT Subject to Contract

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

**01205 361694**  
[www.poyntons.com](http://www.poyntons.com)  
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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.

Boston is predicted to be one of the fastest growing towns in the East Midlands region, current estimates predict the population to be in the region of 68,000 residents.

Nearby properties include other office users:- solicitors, architects, meeting rooms, a clubhouse and a restaurant.

The property is located to the rear of Ridge House and is offered with a pedestrian access.

Nearby parking operators offer season tickets at reasonable rates.

## Accommodation...

The property benefits from CAT 2 modular light fittings, uPVC windows and electric storage heating.

Ground Floor.

**Office No 1 Reception.....5.2m x 3.2m  
(17'1 x 10'6)**

The entrance hall leads to a substantial stairway leading up to the landing on the first floor where there is an amenity area.

**Office No 2.....4m x 3.2m  
(13'1 x 10'6)**

**Office No 3.....5.2m x 3.2m  
(17'1 x 10'6)**

WC having low level WC, pedestal hand basin.

## Services...

Electricity is via a metered supply. Water rates are included in the rent. Heating is via individual electric storage heaters.

## EPC...

The property has an Energy Performance Asset Rating D100.

## Outgoings...

The property has a Rateable Value of £3,450. Therefore, qualifying small businesses may be exempt from rates.

## Tenure...

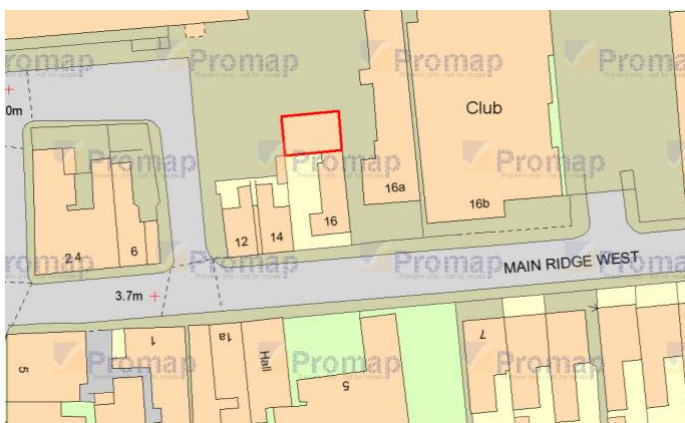
The property is available by way of a new agreement with a minimum term of One year. A deposit will be held by the landlord the equivalent of one month's rent in advance.

Rent is to be paid monthly in advance by standing order to the landlord.

## Viewing...

By appointment through the agent.

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