

Medical Centre Available Leasehold Immediately with No Ingoing Premium

Clinic | Boston West Business Park | Sleaford Road | Boston | Lincolnshire | PE21 8EG



Modern Medical Facility Available to Rent Immediately
Extending to Around 5,000sqft, 465sqm Gross with Parking for Over 20 Cars
Located on High Profile Business Park with Other Users Including Pharmacy, Creche, Hospital, Clinics

Available To Let on New Sub-Lease on FRI Terms
£45,000 per annum plus VAT Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

The bustling market town of Boston has a population of approximately 73,000 residents, a twice weekly market, large hospital and is one of the fastest growing towns in the East Midlands.

Boston West Business Park is located close to the town centre to the west of the marketplace off Sleaford Road.

To the north of the property is a large Asda supermarket, the property is located on a bespoke medical development sharing space with other medical related users.

Accommodation...

Reception Area.....3.8m x 2.5m, 9.8sqm
With an electric entrance door.

Waiting Area.....4m x 3.6m, 14.3sqm

Main Clinic.....10.4m x 14m, 145sqm
Fitted out with sinks, computer compliant lighting, suspended ceilings

Partitioned Office.....3.4m x 2.8m, 9.8sqm

Office.....3.5m x 2.6m, 9.1sqm

Amenity Area.....2.6m x 2m, 5.3sqm

Store.....3sqm

Clinical Room.....2.6m x 3.2m, 8.3sqm

Disposal Store.....2m x 1.7m, 3.4sqm

Utility Room.....3m x 3.2m, 9.4sqm

Workshop Room.....5.6m x 2.6m, 14.6sqm

Store.....5.4m x 5m, 26sqm

Water Treatment Room.....3.2m x 3.9m, 12.5sqm

Consulting Room.....4.4m x 3.1m, 14sqm

Clinical Room.....4.4m x 3m, 13.1sqm

Manager's Room.....4.4m x 2.8m...12.5sqm

Changing Room.....4.4m x 2.5m, 11.3sqm

WC Male

WC Female

Changing Room.....13.9sqm

Staffroom.....4.4m x 4.4m, 20sqm

Kitchenette

Outside...

To the front of the property is a tarmacadam parking area for approximately 20 vehicles.



Tenure....

The property is available by way of a new Full Repairing and Insuring sub-lease with rent paid quarterly in advance.

Rent will be subject to VAT in addition to which will be levied a service charge for all communal roadways and areas.

Outgoings...

The property has a Rateable value of £29,750. Full details can be found on the VOA website.

EPC...

The property has an Energy Performance Asset Rating B35. Full details are available on request.

Viewing...

All viewings are to be made by appointment through the joint agents:

Poyntons Consultancy

Jack Fairman

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Avison Young

Conrad Grobien

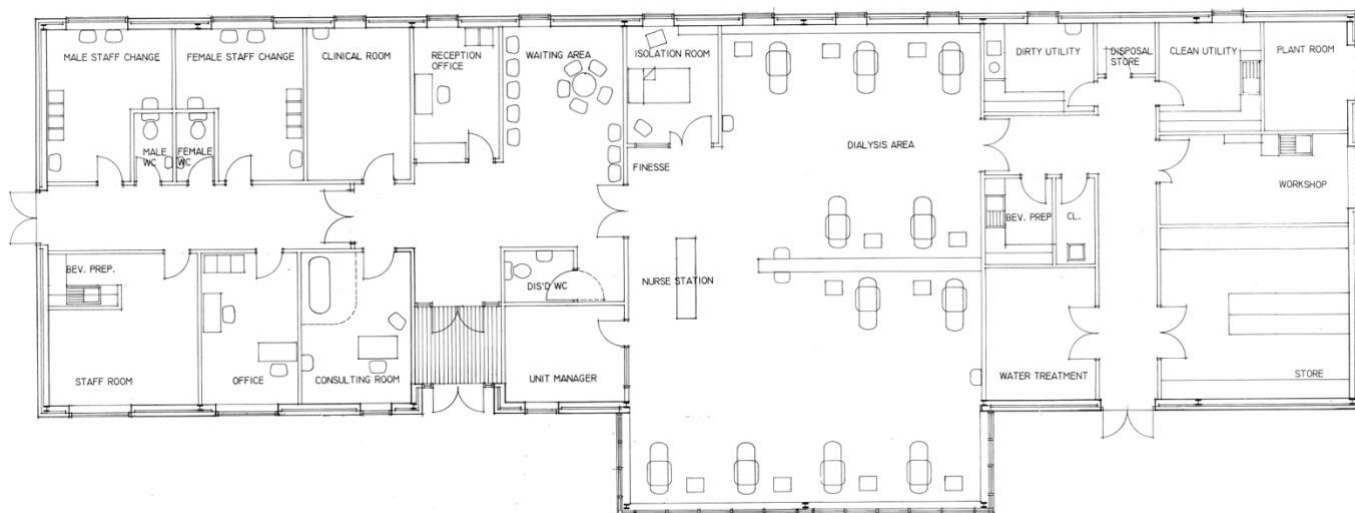
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