

# Managed Office Suites Available on Flexible Terms on Business Park

Morgan House | Gilbert Drive | Boston | Lincolnshire | PE21 7TQ



Air-Conditioned Offices Available From 202sqft Upwards  
On Site Parking, Electric Car Charging, Air Conditioning, Lift Access  
Meeting Room Facilities  
Licence Fee Includes Heating, Light, Rates Exempt for Qualifying Businesses

Individual Offices Available Immediately on Flexible Terms  
From £310 pcm, £3,720 pa Subject to Contract

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

**01205 361694**  
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## Location...

The bustling market town of Boston has a population of approximately 73,000 residents, twice weekly market, large hospital, port, well regarded retail and sporting offerings and a number of well-regarded schools.

The town is located approximately 115 miles to the north of London, 35 miles to the south-east of Lincoln, 50 miles to the east of Nottingham and 35 miles to the west of King's Lynn.

The town is connected to the main motorway network by the A52, A16 and A17 trunk roads and there is a mainline from the town to Grantham intersecting the London to Edinburgh mainline.

The property is located on Endeavour Way Business Park which is on the western side of town. Neighbouring properties include other office users, solicitors, Housing Association, accountants and there is a large Tesco store, B&Q, Lidl and also a retail park close by.

The property is located towards the front of the Business Park.

## Description...

The offices benefit from a touch screen intercom access with direct line to each office which leads through to a reception waiting area. Access to the first floor is via a staircase or lift.

Each floor has a communal kitchen along with WC facilities including disabled facilities.

Each of the 22 rooms benefit from perimeter trunking for CAT5 cabling and air-conditioning with on-site security system including CCTV.

On the first floor is located a large meeting room which is available to hire on an hourly basis.

There is unallocated on-site parking with electric vehicle charging points.



## Accommodation...

| Ground Floor: | m <sup>2</sup>      | ft <sup>2</sup>    | £ per calendar month |
|---------------|---------------------|--------------------|----------------------|
| Room 2        | 28m <sup>2</sup>    | 310ft <sup>2</sup> | £450 pcm             |
| Room 6        | 38m <sup>2</sup>    | 410ft <sup>2</sup> | £580 pcm             |
| Room 7        | 28m <sup>2</sup>    | 310ft <sup>2</sup> | £450 pcm             |
| First Floor:  |                     |                    |                      |
| Room 11       | 38m <sup>2</sup>    | 410ft <sup>2</sup> | £580 pcm             |
| Room 16       | 18.8 m <sup>2</sup> | 202ft <sup>2</sup> | £310 pcm             |
| Room 19       | 29m <sup>2</sup>    | 315ft <sup>2</sup> | £450 pcm             |

## Licence Fee...

The licence fee is payable monthly in advance on the basis of three months' notice. Longer leasehold arrangements are available on request. A deposit will be held by the landlord equivalent to 3 months' rent.

VAT will be charged on the licence fee which includes maintenance, window cleaning, cleaning of the external areas, contribution towards water rates, building insurance, maintenance of the air conditioning system, heat and light.

Individual tenants are responsible for their own Internet contract, telephone contract, Business Rates (these units are exempt from Business Rates for qualifying businesses), cleaning of their own office and contents insurance.

## Services...

Post collection is daily from the reception area. EV charging is charged separately on a separate metered supply.

## EPC...

The property has an Energy Performance Asset Rating B49. Full details are available on request.

## Viewing...

All viewings are to be made by appointment through the agent, Poyntons Consultancy. [sales@poyntons.com](mailto:sales@poyntons.com)





