

Self-Contained Offices with Parking Available To Let Immediately

Office 1 and 2 at Tec House | Tenens Way | Boston | Lincolnshire | PE21 7PA



Extending to Provide a Total of 635sqft, 58.84sqm (Net) of Accommodation
3 Individual Ground Floor Rooms
2 Parking Spaces with More Available by Negotiation
Fibre Optic Broadband Available

Available To Let Leasehold
£450 per calendar month plus VAT Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

The large market town of Boston is located approximately 115 miles to the north of London on the South Lincolnshire Fens.

The town has a population of approximately 70,000 residents and is 35 miles south-east of Lincoln, 30 miles to the west of King's Lynn, 35 miles to the north-east of Peterborough and 50 miles to the east of Nottingham.

The town has good rail services to Grantham where there is the main line to London and Edinburgh as well as good road connections through the A16, A17 and A52 trunk roads.

The town has a rich trading history with the Hanseatic League and has been a port for approximately 1,000 years.

The Marsh Lane Industrial Estate also known as Riverside is located approximately 1.5 miles to the south of the town centre.

Tenens Way is a cul de sac located to the south of Marsh Lane. The offices are located at the entrance of Gate 1.

Accommodation...

Room 1.....	4.7 (max) x 12.424 (max)
Room 2.....	3.45 (max) x 7.588 (max)
Main Office.....	22sqm (max)
Kitchen + WC.....	3.56m x 1.9m

Outside...

The property has 2 allocated parking spaces.

Outgoings...

Qualifying occupiers may be entitled to claim full Rates Relief, as these offices fall below the minimum threshold.

EPC...

The property has an Energy Performance Asset Rating E115. Full details are available on request.

Tenure...

The property is available by way of a new Licence Agreement with a minimum term of 3 years.

The incoming tenant will be responsible for fees with regards to the landlord's preparation of the licence agreement up to a maximum of £500 plus VAT.

Rent will be paid monthly in advance, a deposit held by the landlord the equivalent of 3 months upfront.

The lease will be excluded from the Landlord and Tenant Act 1954 Part II.

Agents Note...

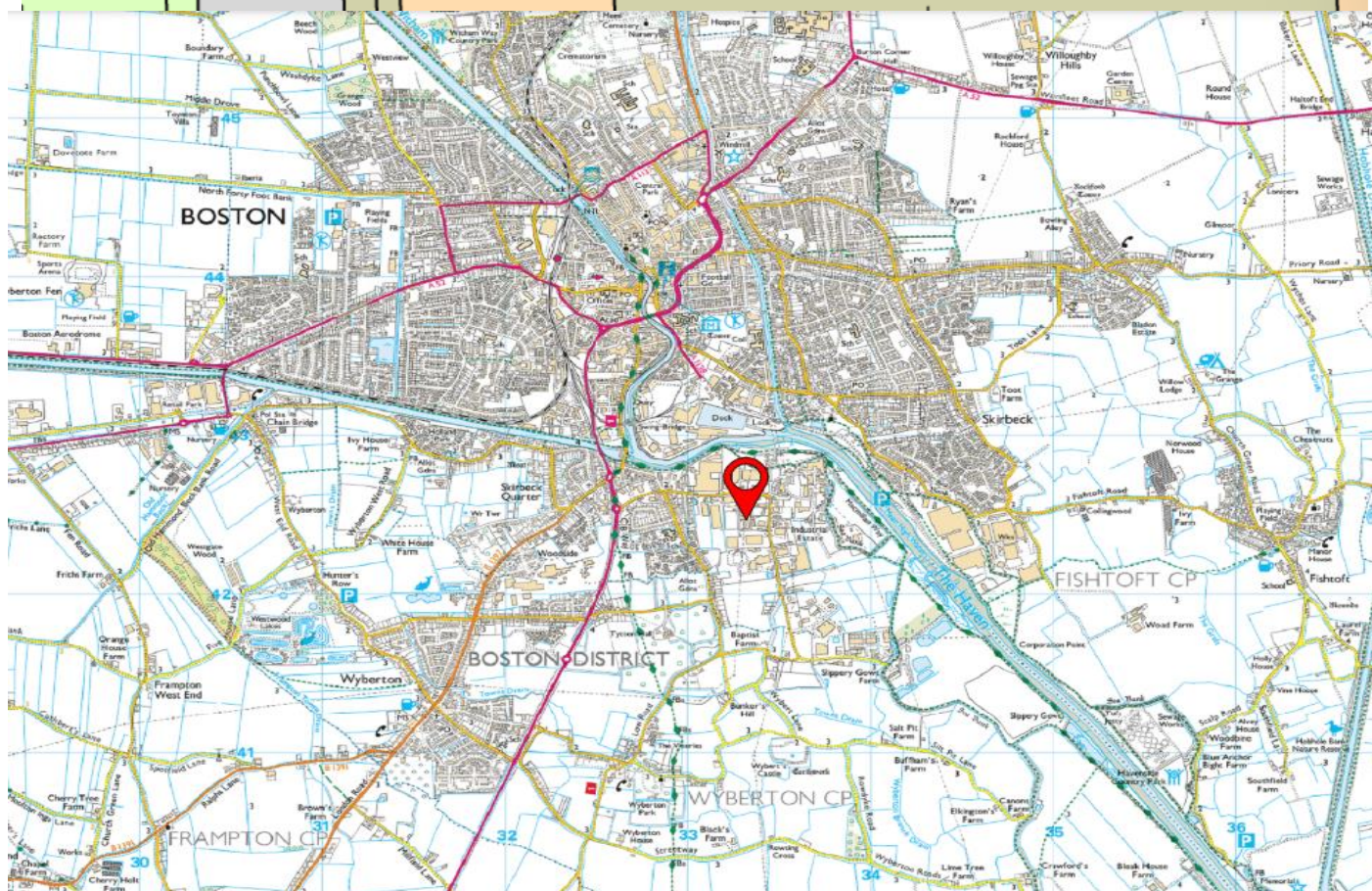
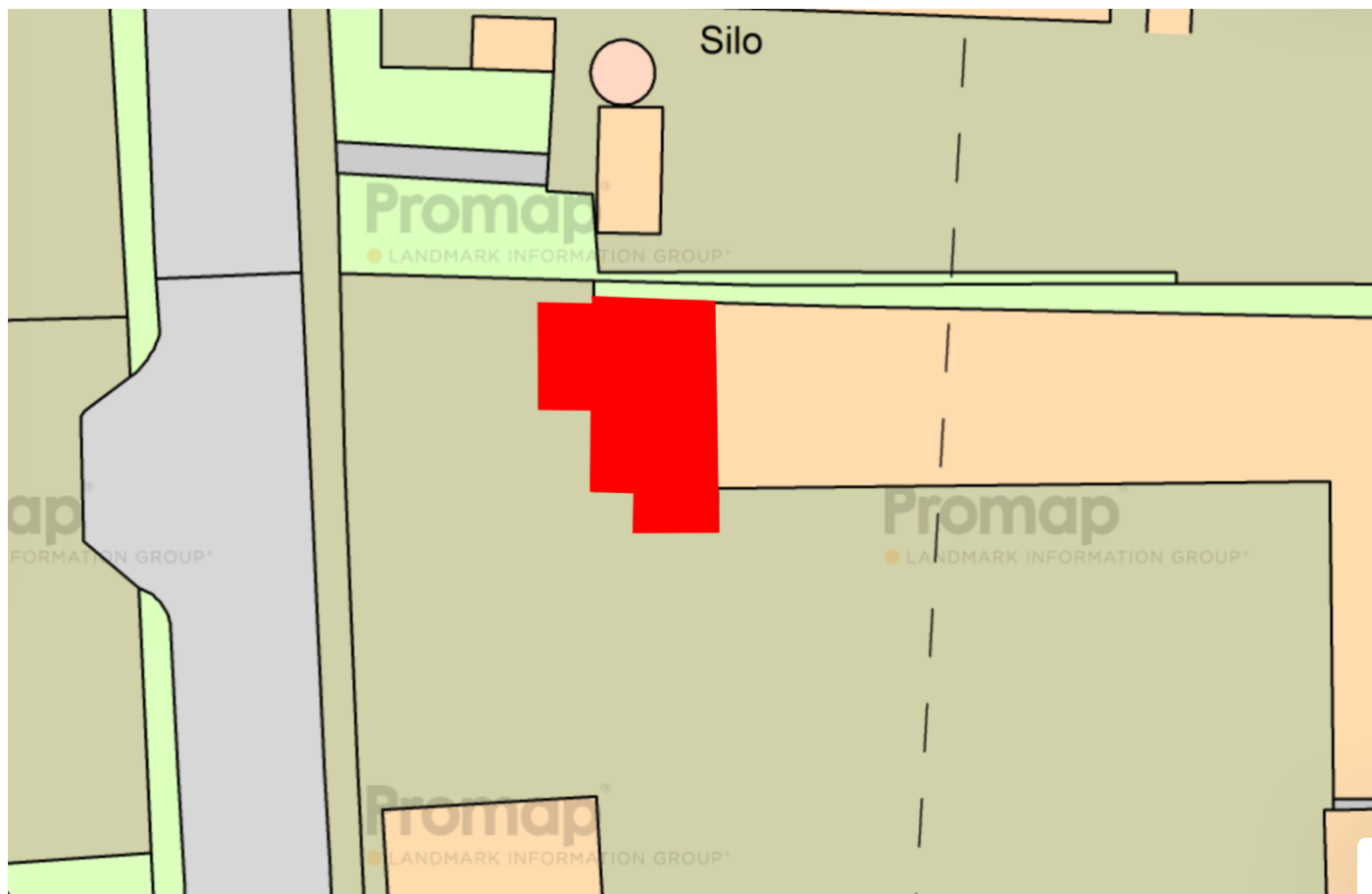
The site benefits from powered security gates and site CCTV coverage.

Viewing...

All viewings are to be made by appointment through the agent.

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

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