

# Centrally Located Managed Office Space, Recently Refurbished, Available To Let on Flexible Terms

Main Ridge House | 2, 4, 6 Main Ridge West | Boston | Lincolnshire | PE21 6QH



Prestigious Managed Office Space Available To Let "All In"  
Suites Available from 12.6sqm, 135sqft up to 20.7sqm, 220sqft  
License Fee Includes Rent, Heating, Lighting, Cleaning, Broadband

Individual Offices Available Immediately on Flexible Terms  
From £255 pcm, £3,060 pa Subject to Contract

**poyntons** consultancy

PROPERTY MARKETING SPECIALISTS

**01205 361694**

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### Location...

The bustling town of Boston is located approximately 115 miles to the north of London, 35 miles to the south-east of Lincoln, 25 miles to the west of King's Lynn and 50 miles to the east of Nottingham.

The town has a mainline connection to Grantham where the London to Edinburgh mainline meets.

The property is located in the centre of town near the Pescod Square shopping centre and Pump Square. Local amenities are nearby including restaurants, cafés and shops. Long and short stay paid parking is close by.

### Description...

The offices are arranged within a Grade II Listed building with the accommodation on the ground and first floor.

Entry is via a keyless entry system with intercom with individual rooms having their own coded keys.

Individual phone numbers for rooms are available.

Occupiers will have the use of modernised kitchen and WC facilities, the cleaning of which will be covered by the licence fee.

The property has been connected to highspeed broadband, broadband is available throughout the building. Wired ethernet connections and are subject to an additional fee.

Please contact us with regards to meeting rooms which are available also.



Room 2

### Schedule of Rooms...

| Room                  | GIFA    |         | Licence Fee pcm | Licence Fee pa |
|-----------------------|---------|---------|-----------------|----------------|
| 1                     | 22.7sqm | 245sqft | LET             | LET            |
| 2                     | 20.7sqm | 220sqft | £415            | £4,980         |
| 3                     | 8.9sqm  | 95sqft  | LET             | LET            |
| 4                     | 9.6sqm  | 105sqft | LET             | LET            |
| 5                     | 9.6sqm  | 105sqft | LET             | LET            |
| 6                     | 9.6sqm  | 105sqft | LET             | LET            |
| 7                     | 9.6sqm  | 105sqft | LET             | LET            |
| 8                     | 9.6sqm  | 105sqft | LET             | LET            |
| 9                     | 8.8sqm  | 95sqft  | LET             | LET            |
| 10                    | 33.5sqm | 360sqft | N/A             | N/A            |
| 1 <sup>st</sup> Floor |         |         |                 |                |
| 11                    | 23.4sqm | 240sqft | LET             | LET            |
| 12                    | 19.9sqm | 215sqft | LET             | LET            |
| 13 <sup>3/4</sup>     | 12.6sqm | 135sqft | £255            | £3,060         |
| 14                    | 14.5sqm | 160sqft | LET             | LET            |

### Rates...

The rooms will be individually assessed by the VOA in regard to Business Rates therefore qualifying businesses will be able to claim relief.

### Tenure...

The rooms are available on individual licence fees, the minimum term being 3 months. The licence fee quoted includes rent, heating, lighting, broadband (normal use), cleaning of communal areas. Additional fees apply to calls and private ring fenced wi-fi where applicable, please enquire.

### EPC...

To be advised.

### Viewing...

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

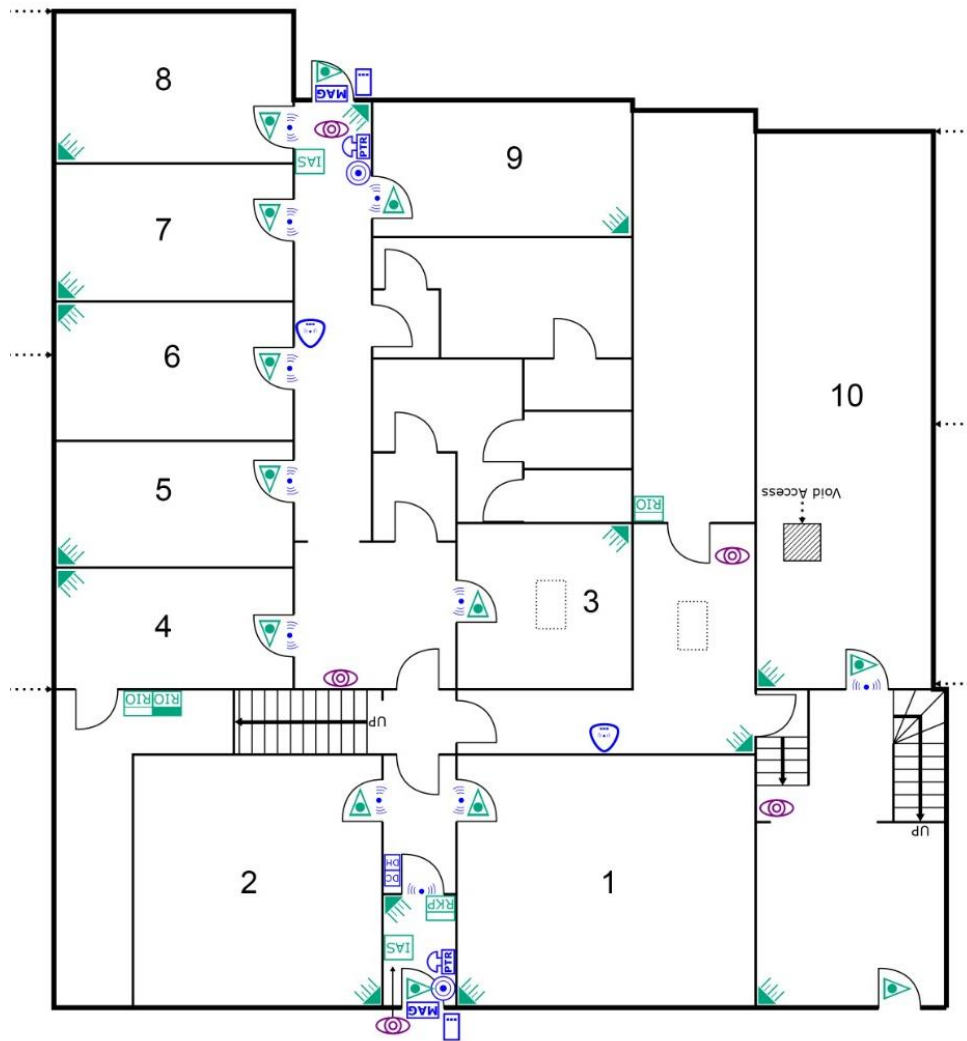
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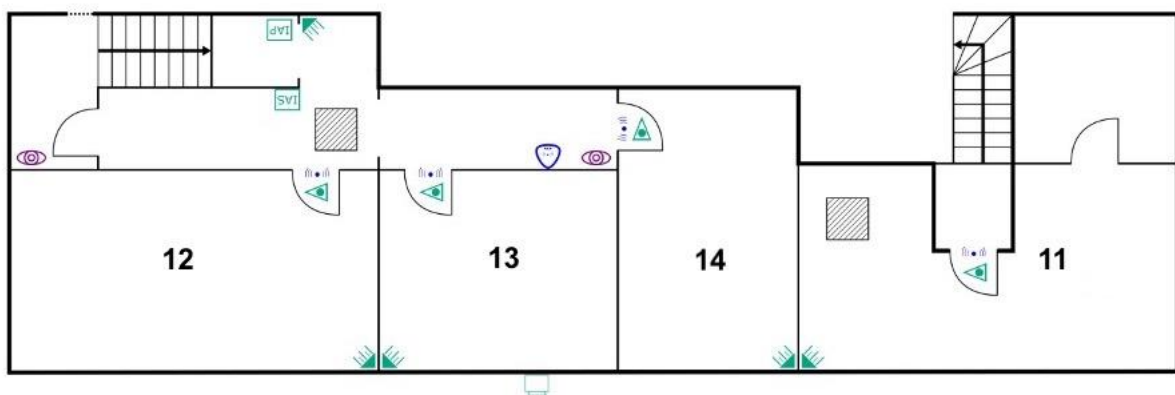


Room 13

## Ground Floor



## First floor





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