

Flexible Office Space To Let on Busy Thoroughfare High Profile Building Located Close to the Town Centre

51 High Street | Boston | Lincolnshire | PE21 8SP



Flexible Office Accommodation Extending to Approximately 132sqm, 1,420sqft
Over Three Floors with Entrance & Reception, WCs, Secure Car Parking
Partial Air Conditioning, Gas Fired Central Heating, LED Environmentally Friendly
Lighting, Suspended Ceilings

Available To Let Leasehold on FRI Terms
£9,500 per annum plus VAT Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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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.

The twice weekly historic Boston Market attracts shoppers and tourists to the town. The town has an estimated primary retail catchment area of 77,000 shoppers, when combined with the secondary area this increases to 235,000 shoppers.

Boston is predicted to be one of the fastest growing towns in the East Midland Region. Current estimates predict the population to be in the region of 60,000 residents.

The property overlooks the tidal River Haven, located on the historic entrance to the Market Place on High Street. Neighbouring properties include a large car park, school, residential accommodation and a meeting hall.

The area to the north of the property is the beginning of High Street, which is a secondary retail zone.

To the south of the property are the A16 and A52 dual carriageways, known as John Adams Way, which is the main vehicular route through the town.

Accommodation...

The property comprises flexible, high-quality, modern office accommodation over three floors, providing a bright and comfortable working environment, with refurbished reception, Kitchen and WC facilities, partial air conditioning, gas fired central heating and secure on-site parking spaces.

Parking permits are also available nearby with Pay and Display spaces are available on-site.

Schedule of Accommodation....

Ground Floor Reception	20.63m ²	222ft ²
First Floor Office 1 (Front)	31.14m ²	335ft ²
First Floor Office 2 (Rear)	20.88m ²	224ft ²
First Floor WC (Unmeasured)		
Second Floor Office 1 (Front)	31.69m ²	341ft ²
Second Floor Office 2 (Rear)	19.69m ²	212ft ²
Second Floor Kitchen	7.48m ²	80ft ²
Total Net Internal Floor Area	131.51m ²	1,414ft ²

VAT...

The Landlord reserves the right to charge VAT where applicable.

Services...

It is understood that individual metered supplies are connected.

Tenure....

Full Repairing and Insuring Lease on terms to be agreed.

The incoming tenant will be responsible for paying a contribution towards the Landlord's reasonable legal fees up to a maximum of £1,500 + VAT.

The landlord will hold a deposit the equivalent of a quarter of a year's rent upfront.

Outgoings...

The property has a Rateable Value of £11,750 as of April 1st 2026. Full details are available on the VOA Website.

EPC...

The property has an Energy Performance Asset Rating of C59. Full details are available on request.

Viewing...

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