

Landmark Town Centre Commercial Premises with River Views

South Quay House | 18 South Street | Boston | Lincolnshire | PE21 6HE



Ground Floor Offices and First and Second Floor Accommodation Over Total NET Accommodation Extending to 250sqm, 2,705sqft in 7 Offices
Substantial Landmark Building Available in the Town Centre on Busy Vehicular Thoroughfare, Ready for Occupation May 2026

Available To Let Leasehold on FRI Terms
£25,000 per annum plus VAT Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

The bustling town of Boston has a population of approximately 73,000 residents, a twice weekly market, large hospital, active port and a strong sporting, retail and school offering.

South Street is located to the south of the Market Place heading towards John Adams Way. The Grade II Listed building is located in a mixed commercial area on the east side of the road overlooking the river.

Parking permits are available nearby. Pay and Display spaces are available opposite.

Accommodation...

The ground floor lobby gives access to the ground floor and also to the first floor.

Ground Floor Net Internal Window Frontage 6.3m

Main Sales Office.....60.8sqm

Having suspended ceiling, recessed LED lighting.

Rear Office.....8.3m x 4.2m, 35.4sqm

Rear Kitchen Area

Having stainless steel sink, 4 door cupboard, access to rear yard.

Bicycle store

Bin store

Stairs to the first floor.

Rear Office.....4.6m x 4m, 18.1sqm

Having built in cupboard.

WC

Having low level WC.

Large Open Plan Front Office.....7.6m x 5.5m, 42sqm

Which can open out into a

Middle Office.....3.6m x 3.8m, 14.1sqm

Having inset cupboards.

Stairs lead to the second floor.

Office.....4.3m x 5.9m, 25.8sqm

Having 4 door fitted cupboard

Break Out Area.....5m x 3.7m, 18.5sqm

Having kitchen, stainless steel sink, 3 door cupboards and 3 drawers.

WC

Front Office No. 4.....6m x 4.6m, 27.8sqm

Front Office No. 5.....3.2m x 2.9m, 9.5sqm



Services...

It is understood that individual metered supplies are connected.

Tenure....

The building is available by way of a new Full Repairing and Insuring lease with a minimum term of 5 years, which will include a review at the end of year 3 and be excluded from the provisions of the Landlord and Tenant Act 1954 Part II.

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...

All outgoing will be the responsibility of the tenant.

The office is rated at £24,250. Full details are available on the VOA Website.

An insurance rent will be charged by the landlord by apportionment to cover the buildings insurance.

EPC...

The property has an Energy Performance Asset Rating D97. Full details are available on request.

Viewing...

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

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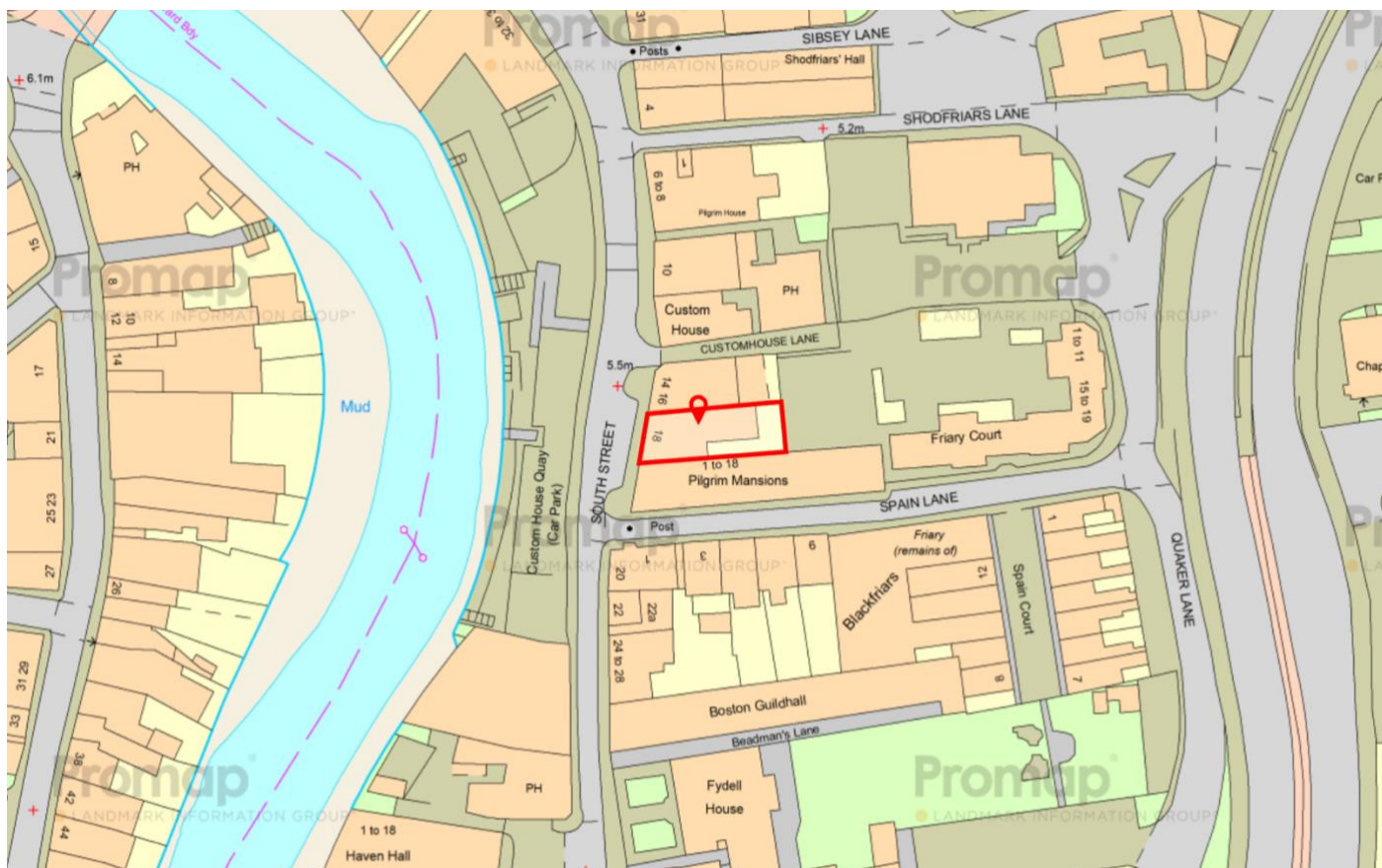
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