

Town Centre Self-Contained Offices For Sale Extending to over 2,365sqft, 220sqm

16a Main Ridge | Boston | Lincolnshire | PE21 6QQ



Suitable for a Variety of Uses Subject to Planning Consent
Extensive Accommodation over Two Floors with Generous Off-Street Parking
And Secure Gated Rear Yard.

Available For Sale Freehold
£240,000 Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com



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.

Boston is predicted to be one of the fastest growing towns in the East Midlands region, current estimates predict the population to be in the region of 68,000 residents.

Nearby properties include other office users:- solicitors, architects, meeting rooms, a clubhouse and a restaurant.

The property is located in the Town Centre on Main Ridge with extensive parking to the front and rear. Nearby parking operators offer season tickets at reasonable rates.

Accommodation...

The property benefits from uPVC double glazed windows and provides versatile accommodation over two floors.

Ground Floor

A large entrance hall provides access to the property with a staircase leading to the first floor and doors serving the ground floor accommodation. There is also a WC, kitchenette and personnel door providing access to the side of the property.

Open Plan Office.....7.013m x 4.671m, 32.76 sqm
Office No 2.....3.446m x 3.060m, 10.54 sqm
Office No 3.....4.270m x 3.734m, 15.95 sqm
Office No 4 / Store.....5.541m x 3.747m, 20.77 sqm
Open Plan Office.....4.086m x 4.456m, 17.85 sqm

First Floor

Landing

Office No 6.....4.590m x 4.567m, 20.96 sqm
Office No 7.....3.073m x 3.034m, 9.32 sqm
Office No 8.....4.553m x 4.567m, 20.79 sqm

The property benefits from generous off-street parking to the front elevation. A galvanised spike-topped security gate provides access to the side of the property and the enclosed rear yard, offering secure external storage together with convenient loading and servicing access.



Services...

Electricity, Gas and Water is supplied via a metered supply.

EPC...

The property has an Energy Performance Asset Rating D95. Full details are available on request.

Outgoings...

The property has a Rateable Values of £9200 for the Ground Floor and £4,950 for the First Floor.

Therefore, qualifying small businesses may be exempt from rates.

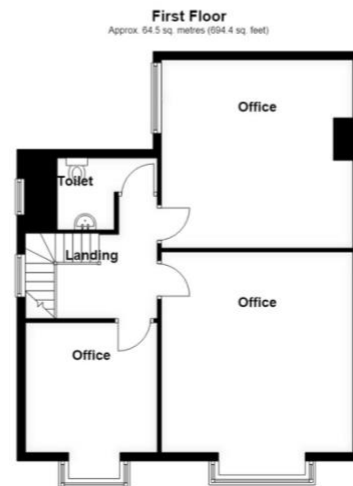
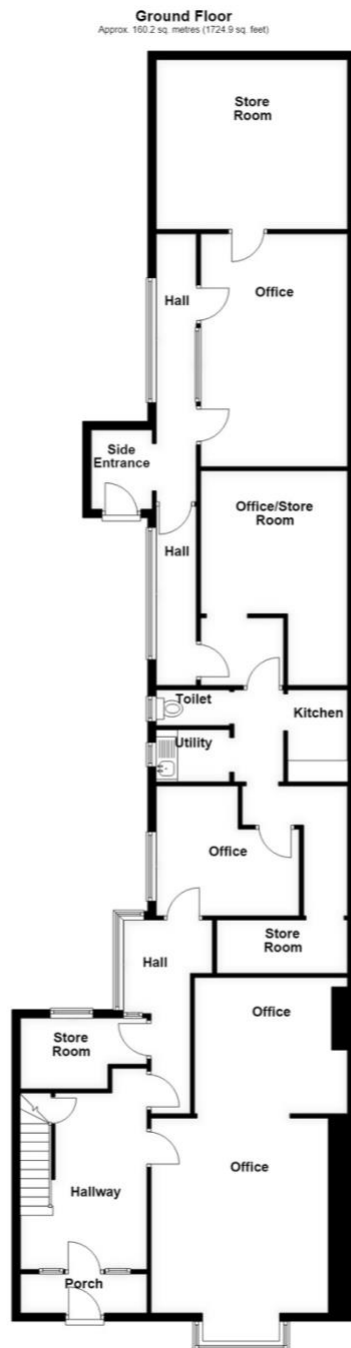
Tenure...

The Property is Available Freehold with Vacant Possession.

Viewing...

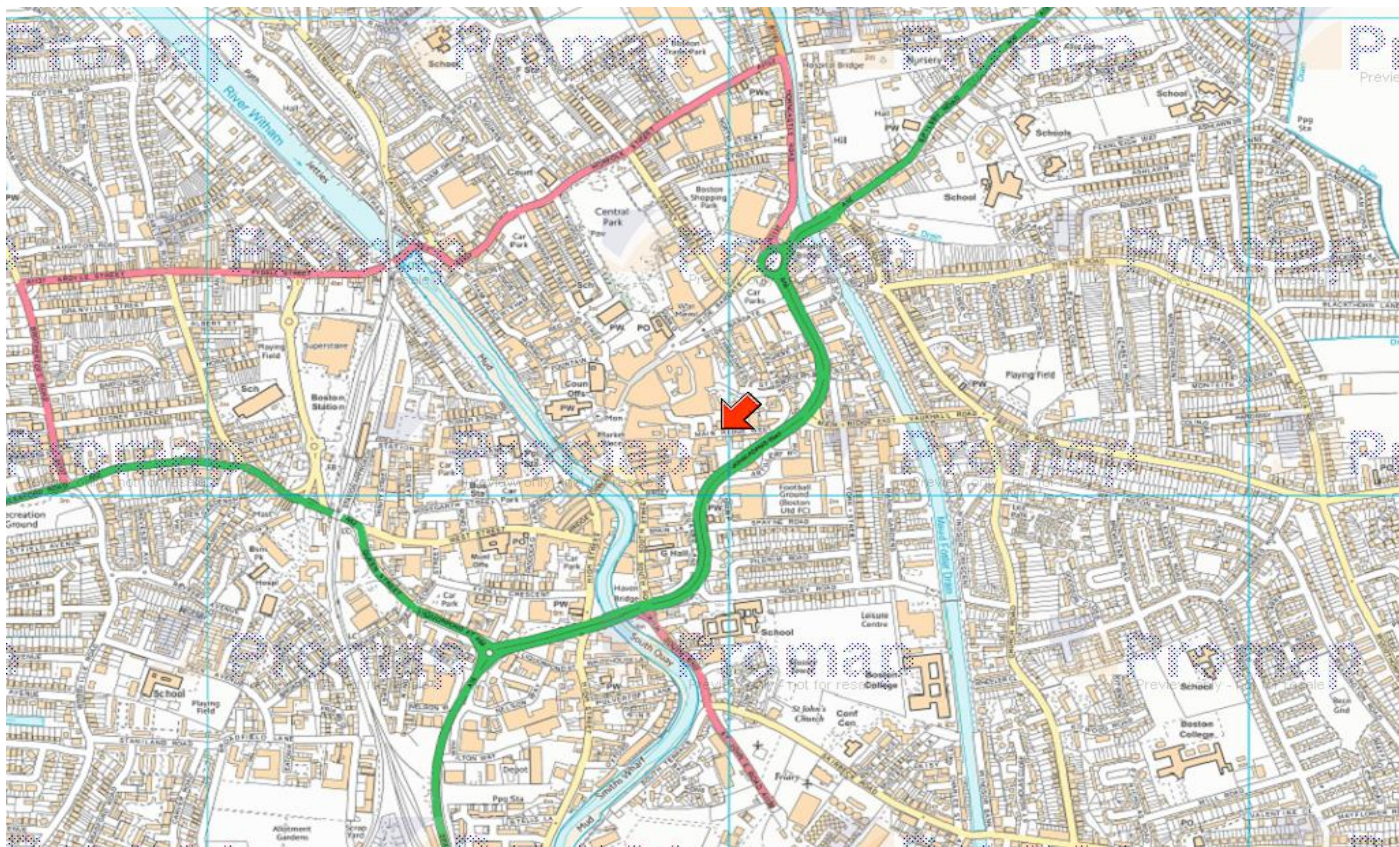
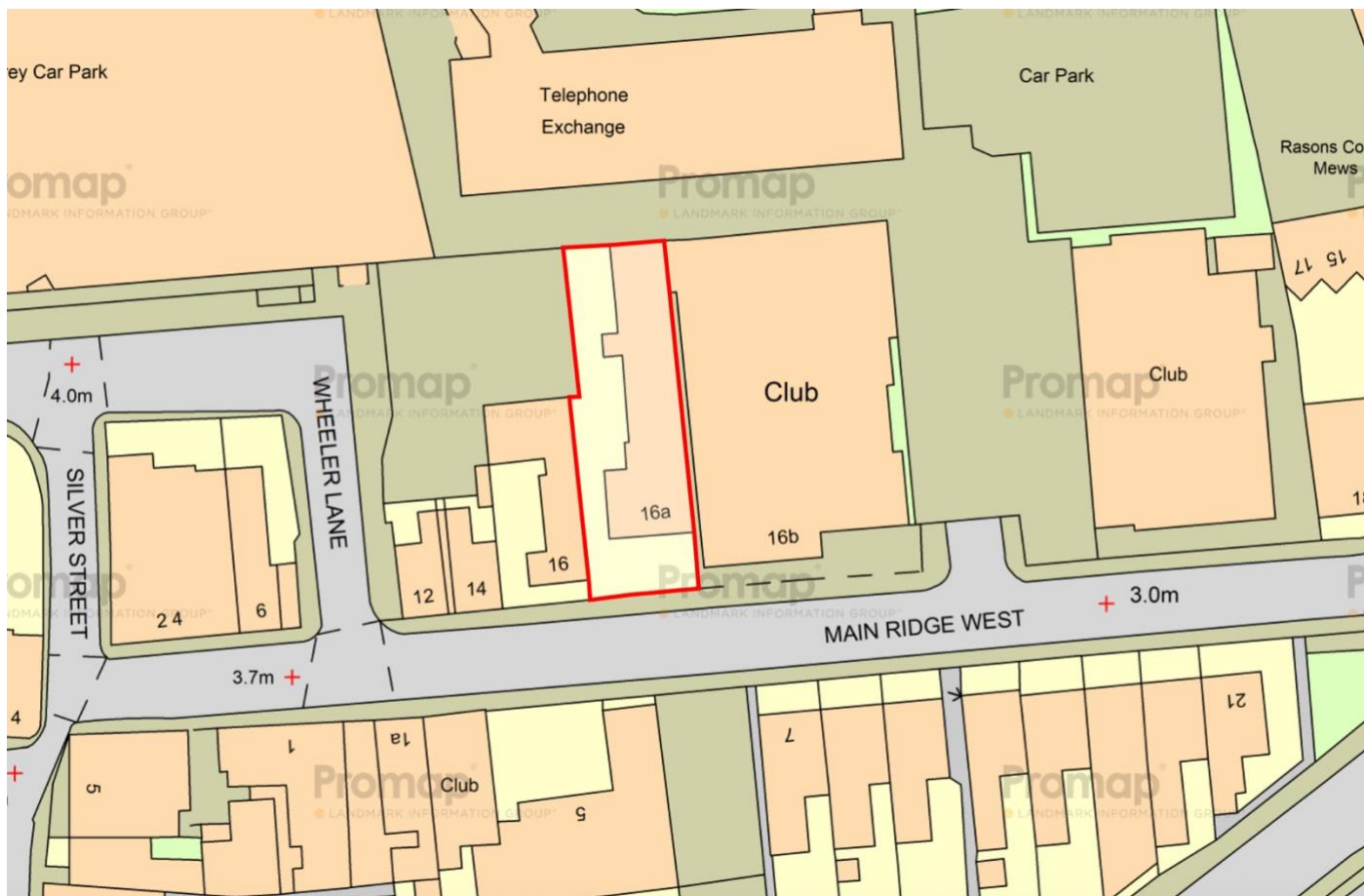
All viewings are to be made by appointment through the agent. Poyntons Consultancy.
sales@poyntons.com | poyntons.com





Total area: approx. 224.8 sq. metres (2419.3 sq. feet)





Misrepresentation Act: The particulars in this brochure have been produced in good faith, and are set out as a general guide and do not constitute whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

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

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