

Characterful Period Town Centre Office Suites Available To Let Immediately on Flexible Terms

4-5 Church Street | Alford | Lincolnshire | LN13 9EF



Individual Office Suites Available Extending to 332sqft, 30.9sqm
Licence Fee Includes Rent, Heating, Lighting, Business Rates and
Broadband. 24-Hour Access and Use of Communal Reception, Kitchen and
Meeting Room

Available To Let Immediately on Flexible Terms
From £300 pcm plus VAT Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

Alford is an attractive historic market town situated on the eastern edge of the Lincolnshire Wolds, approximately 7 miles from the Lincolnshire coast. The town is centred around its traditional Market Place and contains a wealth of attractive period buildings.

The town provides a good range of local shops, services, cafés and amenities, with a strong independent character. Alford is well known for its Manor House, working five-sailed windmill and long-established Craft Market.

The property occupies a convenient town centre position on Church Street. The A1104 provides the principal route through Alford, connecting with the A16 to the west and the coastal settlements to the east.

Accommodation...

Office suites are available on flexible terms within an attractive period building, with central heating, free Wi-Fi, 24-hour access and use of shared reception, meeting room and kitchenette facilities.

Services...

Occupiers have use of the shared ground floor reception and meeting room at no additional charge, together with a communal kitchenette and WC facilities.

The inclusive licence fee also covers electricity, gas/heating and business rates, providing occupiers with a simple and predictable monthly cost.

The meeting room may be reserved by occupiers for client meetings, presentations and video calls, subject to availability.

Connectivity...

Free Wi-Fi is available throughout the building, with a stable high-speed broadband connection suitable for everyday business use, VoIP calling and video conferencing.

The combination of flexible accommodation and a characterful town centre setting provides an attractive base for sole traders, consultants, therapists, counsellors and other small professional businesses.

Occupiers benefit from 24-hour access, allowing the accommodation to suit businesses whose clients or working hours extend into evenings and weekends.

Schedule of Rooms...

	Area	Area	Per Annum	Per Month
Office Accommodation				
Room 1	12.25m ²	132ft ²	£3,600 pa	£300 pcm
Rm 2&3	30.9m ²	332ft ²	£7,200 pa	£600 pcm
Shared				
Reception	12.25m ²	132ft ²	Included	Included
Meeting Rm	20.68m ²	223ft ²	Included	Included
Kitchen	Shared		Included	Included

Tenure...

Rooms are available on individual licence fees with a minimum term of 3 months.

The licence fee quoted includes rent, electricity, gas/heating, business rates, broadband (normal use), cleaning of communal areas and use of the shared reception, meeting room and kitchenette.

Occupiers are granted 24-hour access. *Room 3 is accessed via Room 2 and is therefore offered together with Room 2 as a combined suite.

Outgoings...

The Landlord is in the process of splitting the suites into individual rateable units. This is intended to allow qualifying small businesses and occupiers to claim full Small Business Rates Relief, subject to eligibility.

Viewing...

Strictly by appointment through the agent.

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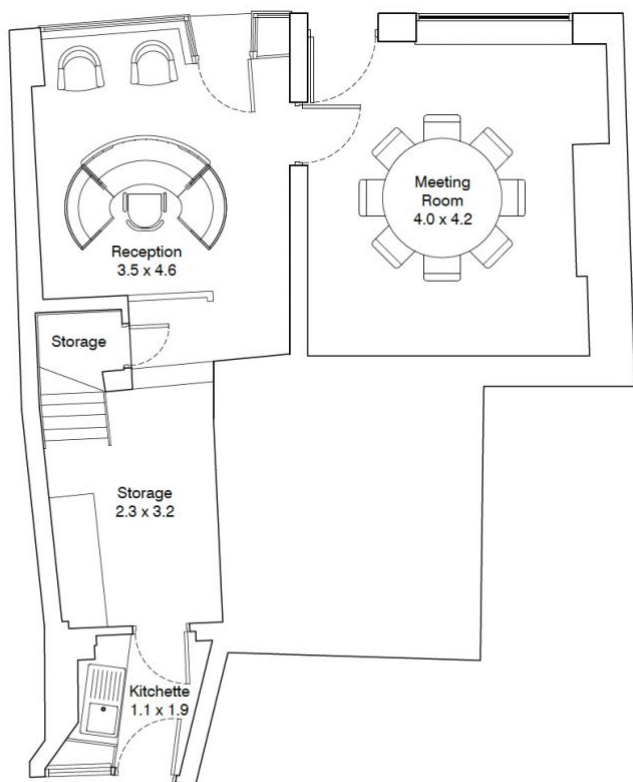
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Ground Floor Plan



First Floor Plan

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