Magnificent Fully Refurbished Managed Offices To Let on Flexible Terms Located in the Heart of Boston

William Garfit House | 116 High Street | Boston | Lincolnshire | PE21 8TG



Managed Office Space Within a Landmark Building Available To Let "All In"
Suites Available from 27sqm, 295sqft up to 29.7sqm, 320sqft
Licence Fee Includes Rent, Heating, Lighting, Cleaning, Fibre Broadband, Lift Access, Gated Parking and Mature Gardens

Individual Offices Available Immediately on Flexible Terms From £565pcm, £6,780pa Subject to Contract

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sales@poyntons.com
RICS

Location...

The bustling market town and port of Boston has a population of approximately 68,000 residents and is located approximately 115 miles to the north of London connected by the railway via Nottingham and Grantham, and the A16, A52, A17 trunk roads.

The A1 is approximately 30 miles to the south-west, Nottingham is 50 miles to the west, Lincoln 35 miles to the north-west and Cambridge 60 miles to the south.

The property is located on the historic entrance to the centre of town on High Street, close to the tidal River Haven approximately half a mile from the town centre.

William Garfit House is outlined in green on the attached plan with William Garfit Walk being shown in blue.



Schedule of Rooms...

Room	GIFA		Licence Fee pcm	Licence Fee pa
Ground Floor:				
1	38.1sqm	410sqft	LET	LET
2	29.7sqm	320sqft	£600	£7,200
3	20.7sqm	220sqft	LET	LET
First Floor:				
4	36.9sqm	400sqft	LET	LET
5	27.4sqm	295sqft	£565	£6,780
6	20.7sqm	220sqft	LET	LET
William Garfit Walk:				
GW 1	37.0sqm	400sqft	LET	LET
GW 2	37.0sqm	400sqft	LET	LET
GW 3	37.0sqm	400sqft	LET	LET
GW 4	37.0sqm	400sqft	LET	LET
GW 5	12.0sqm	130sqft	LET	LET



Tenure...

The rooms are available on individual licence fees, the minimum term being 3 months.

The licence fee quoted includes rent, heating, lighting, broadband (Subject to Reasonable Use), cleaning of communal areas.

Additional fees apply to calls and private ring fenced wi-fi where applicable, please enquire.

Business Rates...

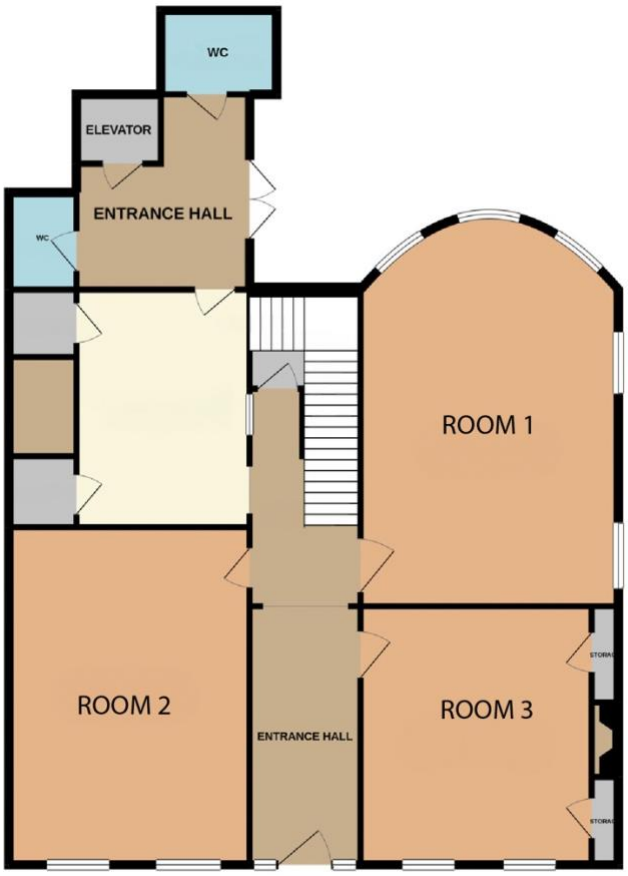
The suites have been individually assessed by the VOA with regard to Business Rates. All suites fall below the threshold allowing qualifying businesses to claim full Business Rates relief.

Viewing...

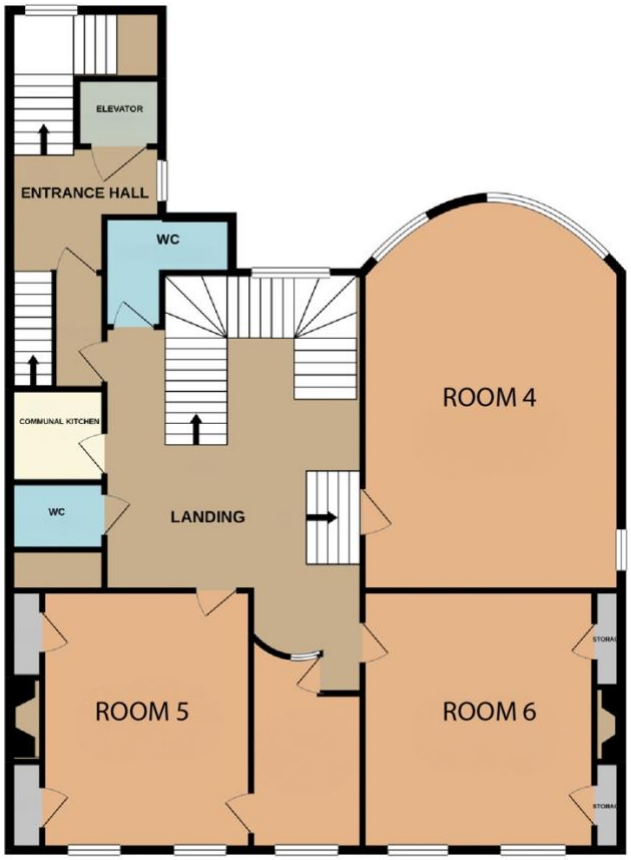
All viewings are to be made by appointment through the agent.
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William Garfit House



Ground Floor



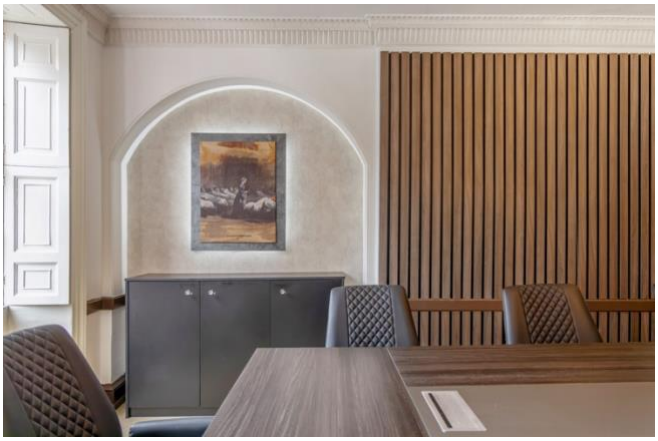
First Floor

William Garfit Walk



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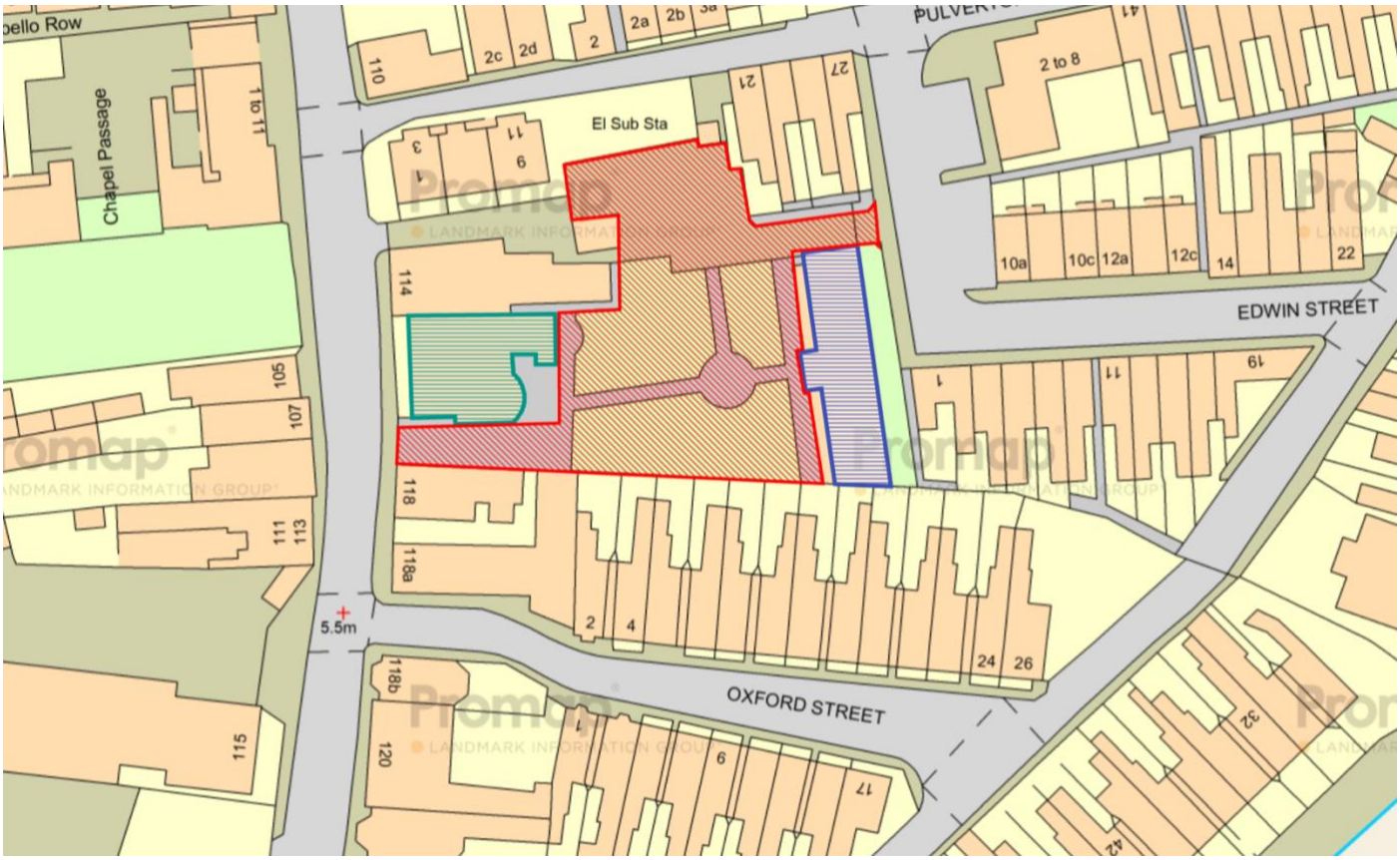


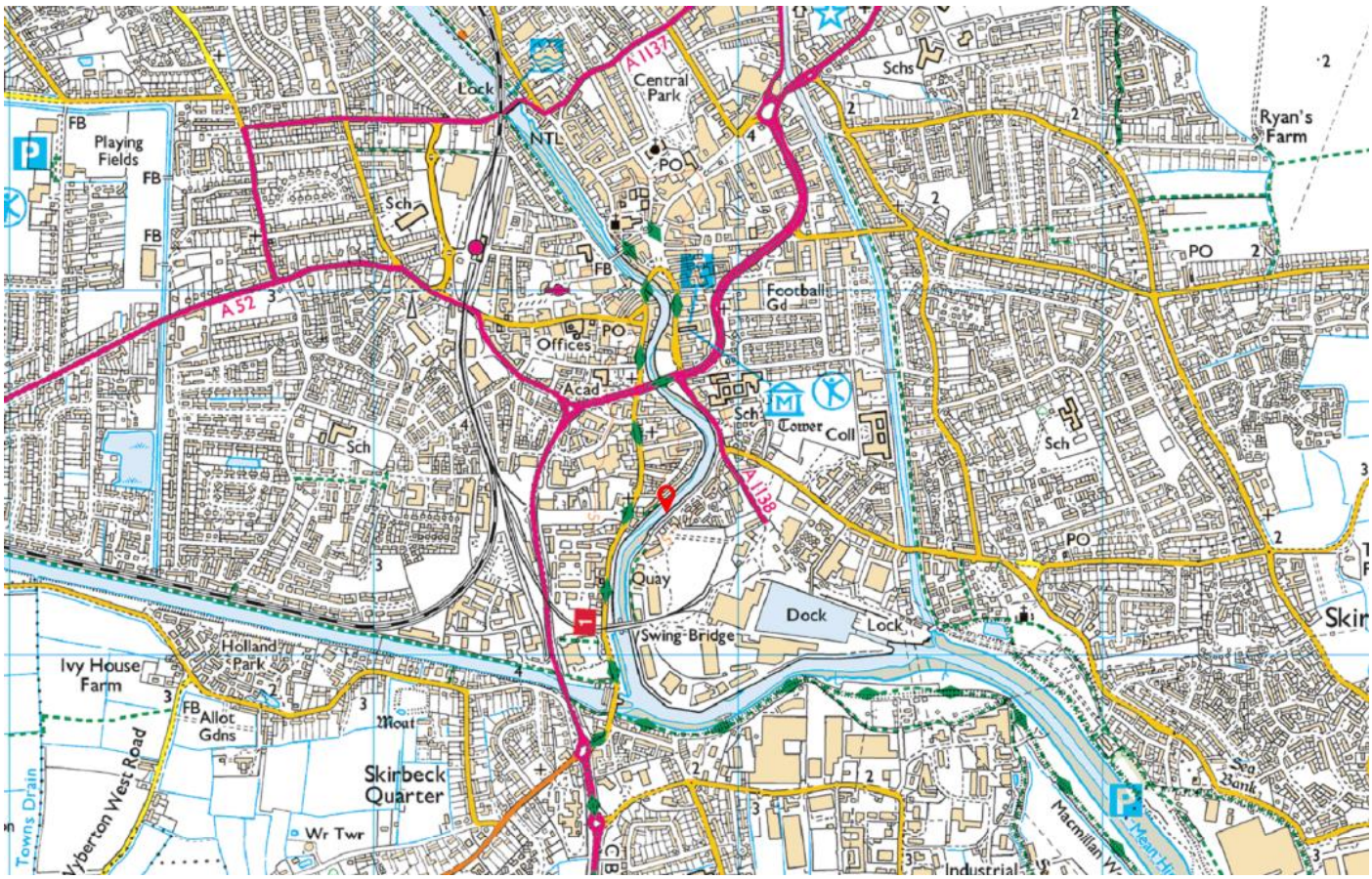












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