Centrally Located Managed Office Space, Recently Refurbished, Available To Let on Flexible Terms

Main Ridge House | 2, 4, 6 Main Ridge West | Boston | Lincolnshire | PE21 6QH



Prestigious Managed Office Space Available To Let "All In"
Suites Available from 11.1sqm, 120sqft
License Fee Includes Rent, Heating, Lighting, Cleaning, Broadband

Individual Offices Available Immediately on Flexible Terms From £250 pcm, £3,000 pa Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS
01205 361694
www.poyntons.com
sales@poyntons.com
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Location...

The bustling town of Boston is located approximately 115 miles to the north of London, 35 miles to the south-east of Lincoln, 25 miles to the west of King's Lynn and 50 miles to the east of Nottingham.

The town has a mainline connection to Grantham where the London to Edinburgh mainline meets.

The property is located in the centre of town near the Pescod Square shopping centre and Pump Square. Local amenities are nearby including restaurants, cafés and shops. Long and short stay paid parking is close by.

Description...

The offices are arranged within a Grade II Listed building with the accommodation on the ground and first floor.

Entry is via a keyless entry system with intercom with individual rooms having their own coded keys.

Individual phone numbers for rooms are available.

Occupiers will have the use of modernised kitchen and WC facilities, the cleaning of which will be covered by the licence fee.

The property has been connected to highspeed broadband, broadband is available throughout the building. Wired ethernet connections and are subject to an additional fee.

Please contact us with regards to meeting rooms which are available also.



Room 16

Rates...

The rooms will be individually assessed by the VOA in regard to Business Rates therefore qualifying businesses will be able to claim relief.



Room 2

Schedule of Rooms...

Room	GIFA		Licence Fee pcm	Licence Fee pa
1	22.7sqm	245sqft	LET	LET
2	20.7sqm	220sqft	LET	LET
3	8.9sqm	95sqft	LET	LET
4	9.6sqm	105sqft	LET	LET
5	9.6sqm	105sqft	LET	LET
6	9.6sqm	105sqft	LET	LET
7	9.6sqm	105sqft	LET	LET
8	9.6sqm	105sqft	LET	LET
9	8.8sqm	95sqft	LET	LET
10	13.5sqm	150sqft	LET	LET
15	11.1sqm	120sqft	LET	LET
16	19.8sqm	215sqft	£420	£5,040
17	13.8sqm	150sqft	LET	LET
1st Floor				
11	23.4sqm	240sqft	LET	LET
12	19.9sqm	215sqft	LET	LET
13 3/4	12.6sqm	135sqft	LET	LET
14	14.5sqm	160sqft	LET	LET

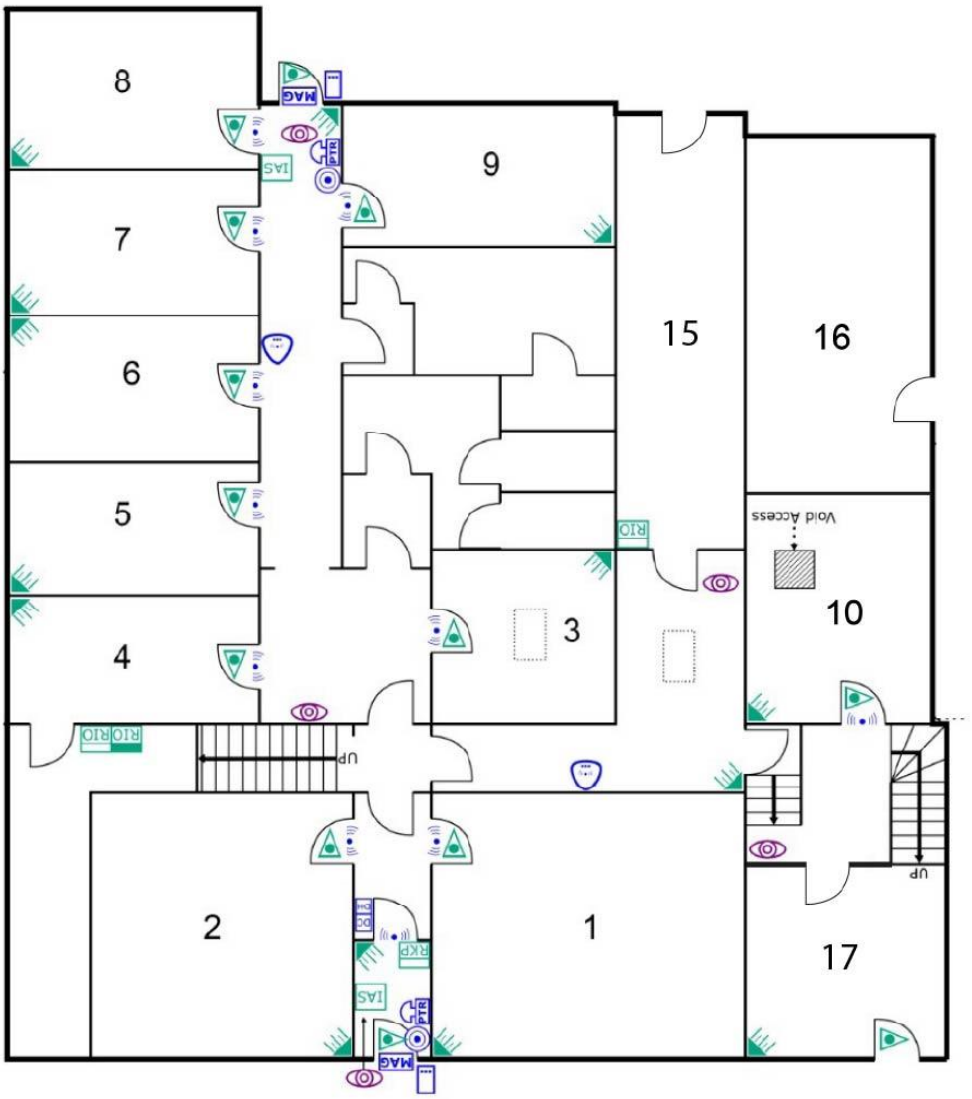
Tenure...

The rooms are available on individual licence fees, the minimum term being 3 months. The licence fee quoted includes rent, heating, lighting, broadband (normal use), cleaning of communal areas. Additional fees apply to calls and private ring fenced wi-fi where applicable, please enquire.

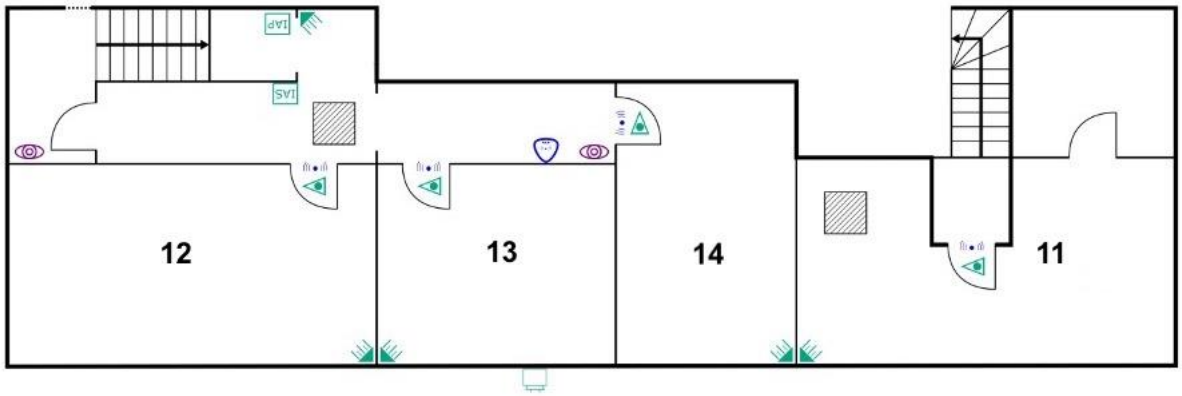
Viewing...

All viewings are to be made by appointment through the agent.
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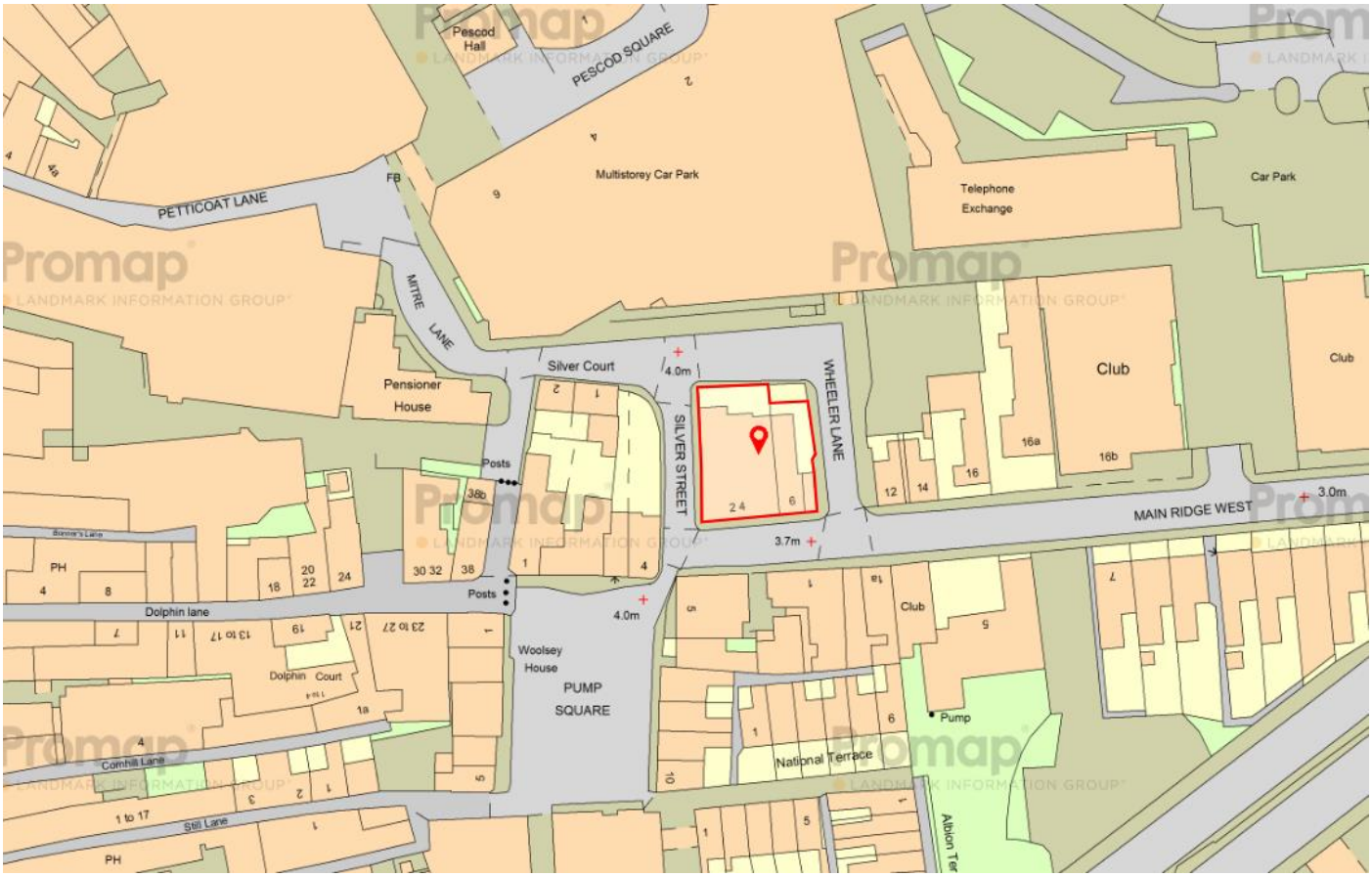
Ground Floor



First floor



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