



Ground Floor Office

8 Boston Drive, Bourne End, SL8 5YS

FITTED OFFICE SUITE

693 sq ft
(64.38 sq m)

- Flexible all inclusive lease terms
- Refurbished throughout
- Air-conditioning, LED lighting, Kitchen, Shower & WCs
- 8 x Workstations - Fully Furnished
- 3 x Car Parking Spaces
- Access to electric car and cycle charging points
- The Goods Yard - Onsite cafe now open

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Summary

Available Size	693 sq ft
Rent	£1,750 per month Including power. Internet bills in addition
Rateable Value	£10,000 Potentially no rates to pay - small business rates relief should apply
Service Charge	£585.91 per annum Service/Estate Charge plus VAT
VAT	VAT is payable on the rent and service/estate charge
Legal Fees	Each party to bear their own costs
EPC Rating	A (24)

Description

Boston Drive comprises a number of office buildings that offers many opportunities for companies to develop and grow. A number of the properties and the wider Estate has undergone significant refurbishment in recent years and now provides a thriving community to a variety of businesses. This work has included the installation of EV charging points, electric bike charging points and an onsite café.

This particular office is situated on the ground floor of Unit 8, a two-storey detached office building with its own entrance and provides an office suite offering a modern suite that is fully furnished with 8 x workstations, soft seating, cupboards and an open plan kitchen. The office has LED lighting, air-conditioning, perimeter trunking with 3 allocated car parking spaces.

Location

Boston Drive is located a short walk to Bourne End High Street with the benefit of local amenities including independent shops, cafes and supermarkets. The train station is situated opposite the entrance to Boston Drive, which provides regular trains to Marlow and Maidenhead (Cross Rail). The River Thames is also a 10 minute walk away.

The A404(M) is a 5 minute drive, giving access to the M40 and M4 motorways. Heathrow Airport is approximately a 15 mile drive

Terms

A new flexible lease is available direct from the landlord on terms to be agreed.

OUTGOINGS (Excluding Internet)

Rental £1,750 plus VAT per calendar month

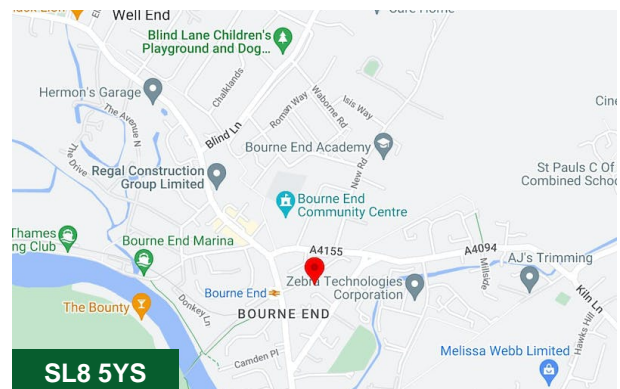
Business Rates - small business rates relief will apply

Service/Estate Charge - £585.91 plus VAT per annum

Insurance - £148.79 plus VAT per annum

Money Laundering / Identity Checks

Money Laundering and Identity checks will be carried out on all Tenants and proof of identity documents will be required.

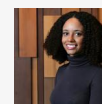


Viewing & Further Information



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