

Managed Office Suites Available on Flexible Terms on Business Park

Morgan House | Gilbert Drive | Boston | Lincolnshire | PE21 7TQ



Air-Conditioned Offices Available From 310sqft Upwards
On Site Parking, Electric Car Charging, Air Conditioning, Lift Access
Meeting Room Facilities
Licence Fee Includes Heating, Light, Rates Exempt for Qualifying Businesses

Individual Offices Available Immediately on Flexible Terms
From £450 pcm, £5,400 pa Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

The bustling market town of Boston has a population of approximately 73,000 residents, twice weekly market, large hospital, port, well regarded retail and sporting offerings and a number of well-regarded schools.

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

The town is connected to the main motorway network by the A52, A16 and A17 trunk roads and there is a mainline from the town to Grantham intersecting the London to Edinburgh mainline.

The property is located on Endeavour Way Business Park which is on the western side of town. Neighbouring properties include other office users, solicitors, Housing Association, accountants and there is a large Tesco store, B&Q, Lidl and also a retail park close by.

The property is located towards the front of the Business Park.

Description...

The offices benefit from a touch screen intercom access with direct line to each office which leads through to a reception waiting area. Access to the first floor is via a staircase or lift.

Each floor has a communal kitchen along with WC facilities including disabled facilities.

Each of the 22 rooms benefit from perimeter trunking for CAT5 cabling and air-conditioning with on-site security system including CCTV.

On the first floor is located a large meeting room which is available to hire on an hourly basis.

There is unallocated on-site parking with electric vehicle charging points.



Accommodation...

Ground Floor:	m ²	ft ²	£ per calendar month
Room 6	38m ²	410ft ²	£580 pcm
Room 7	28m ²	310ft ²	£450 pcm
First Floor:			
Room 11	38m ²	410ft ²	£580 pcm
Room 14	29m ²	315ft ²	£450 pcm
Self Contained Office Suite:			
Unit 2 Teach House	85 m ²	915ft ²	£10,500 per annum + utilities

Licence Fee...

The licence fee is payable monthly in advance on the basis of three months' notice. Longer leasehold arrangements are available on request. A deposit will be held by the landlord equivalent to 3 months' rent.

VAT will be charged on the licence fee which includes maintenance, window cleaning, cleaning of the external areas, contribution towards water rates, building insurance, maintenance of the air conditioning system, heat and light.

Individual tenants are responsible for their own Internet contract, telephone contract, Business Rates (these units are exempt from Business Rates for qualifying businesses), cleaning of their own office and contents insurance.

Services...

Post collection is daily from the reception area. EV charging is charged separately on a separate metered supply.

EPC...

The property has an Energy Performance Asset Rating B49. Full details are available on request.

Viewing...

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



