

# Due to Relocation Modernised Period Offices With Parking to the Rear Located in the Centre of Popular Village

The Old Bakehouse | Willington Road | Kirton | Boston | Lincolnshire | PE20 1EH



Attractive Well Appointed Self-contained Modernised Offices with Open Plan Accommodation at the Rear, Extending to 182.5sqm, 1,965sqft  
Gas Fired Central Heating, Double Glazed Windows, Parking  
Popular Location within the Conservation Area with Good Amenities Nearby

Available To Let Leasehold on Full FRI Terms  
£16,000 per annum Subject to Contract

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

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## Location...

Kirton is a large village located approximately 5 miles to the south of Boston on the A16 trunk road approximately 25 miles to the north-east of Peterborough.

The town is approximately 110 miles to the north of London and on the A52, A16 and A17 trunk roads with the mainline connection to Grantham and beyond.

The property is located in the centre of the village close to the church and has a good range of amenities including schools, doctors' surgery, shops, public house, food outlets and restaurant.

## Accommodation...

**Front Reception Office**.....7.7m x 4.8m and 3.8m x 3.8m, 51.2sqm

Arranged to provide 10 workstations, having suspended ceiling with computer compliant lighting, central heating radiator, blinds.

**Open Plan Print Room/Post Office**.....1.9m x 3m and 3.5m x 2.2m, 14sqm

### Cupboard

To the rear of the offices is the inner hall with 2 stairways to the first floor.

**Open Plan Office**.....6.4m x 7.7m, 50sqm  
Arranged to provide 12 workstations.

### First Floor

**Open Plan Office**.....6.4m x 7.7m, 50sqm  
with partition.

A second staircase leads over the front of the building where there is a landing.

**Office**.....3.6m x 2.6m, 9.2sqm  
Arranged to provide 2 workstations.

**Kitchenette off**.....2.2m x 2.1m, 4.6sqm  
Having a range of modern fitted kitchen units, sink, cupboards.

**Office**.....3.7m x 5m, 18.5sqm  
Arranged to provide 6 workstations.

**Boardroom**.....5.8m x 3.3m, 19.5sqm

**Store/Server Room**.....6sqm



## Outside...

A passageway leads from the adopted highway to an enclosed parking area with space for approximately 12 vehicles.

## Tenure...

The property is available by way of a new Full Repairing and Insuring lease with a minimum term of 3 years.

Rent will be paid quarterly on the quarter days and a deposit held by the landlord the equivalent of a quarter of a year's rent upfront.

The tenant will be responsible for the landlord's reasonable legal fees up to £1,250 plus VAT.

## Outgoings...

The property has a Rateable Value of £16,250.

## EPC...

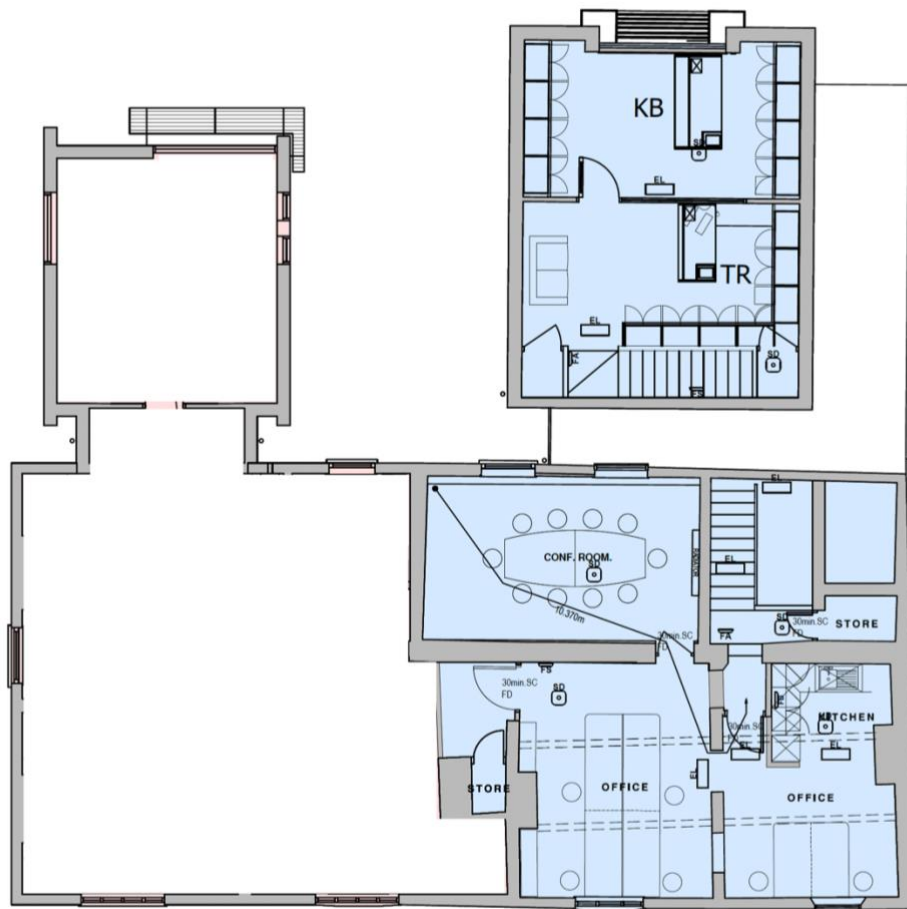
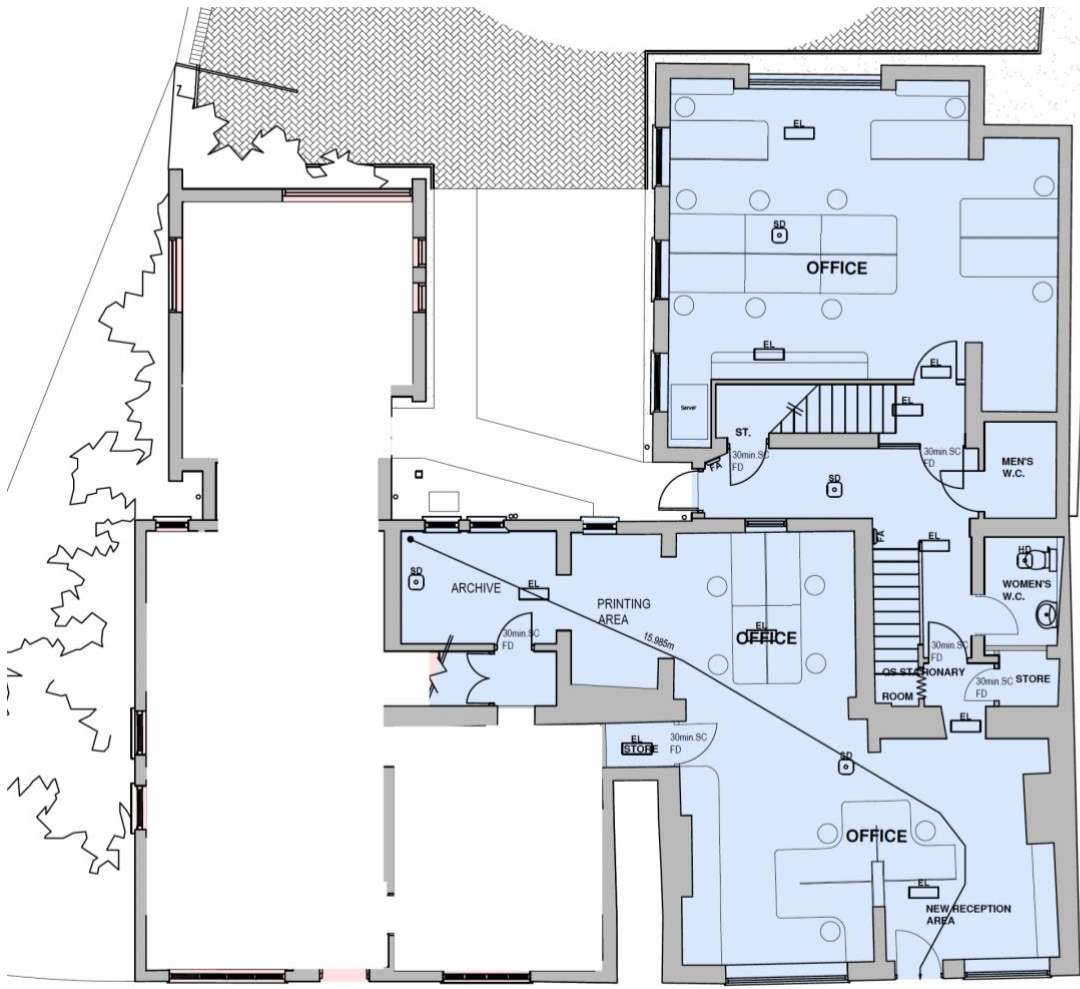
The property has an Energy Performance asset Rating D80, full details are available on request.

## Viewing...

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

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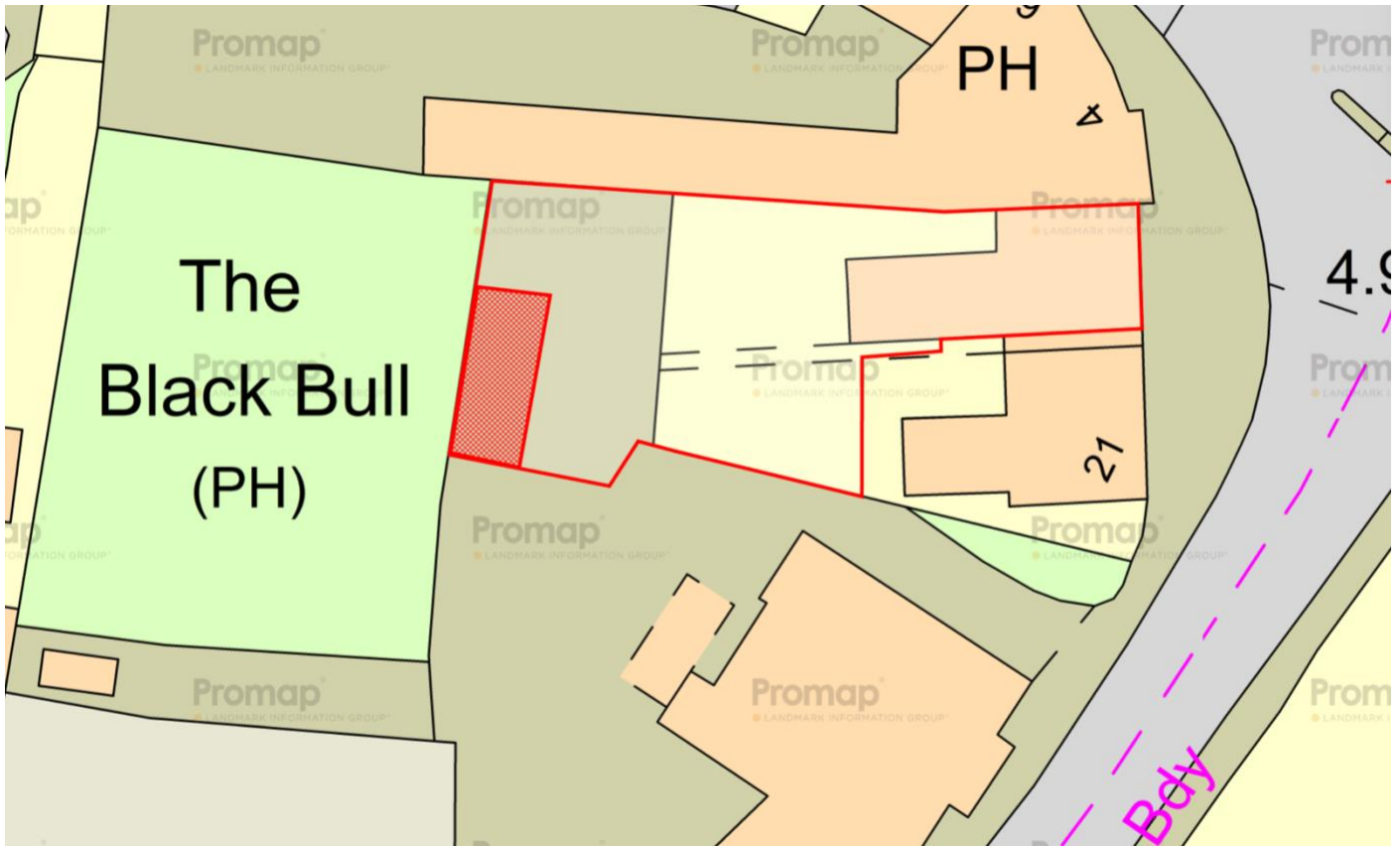
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**RICS**



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