

EST 1770



# Longstaff<sup>.COM</sup>

BOURNE COMMERCIAL: 01778 420 406 [www.longstaff.com](http://www.longstaff.com)



## Serviced Offices To Let - Bourne

Large On-Site Car Park.  
Fully Heated and Double Glazed.  
Kitchen Facilities. Flexible Terms.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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## **LOCATION**

The property is situated on the eastern side of Bourne, about 16 miles north of Peterborough, just off the A15 road.

## **DESCRIPTION**

In addition to the individual offices there is a meeting room and a conference room which are available to Meadow Drove occupiers.

There is a modern attractive communal reception area and a communal kitchen on each floor. Toilet facilities are available on each floor, with a disabled WC located on the ground floor.

Each unit will have the benefit of the use of the large car parking area to the front of the property which is made up with a tarmacadam type finish and set out with white lines.

## **ACCOMMODATION**

Two Meeting /Conference Rooms are Available 149 sq. ft. and 368 sq. ft.

## **TERMS**

The proposed tenants will be asked to sign a licence agreement. Initially the units are offered on a three month term and then renewable monthly thereafter.

A security deposit of one month's rent will be payable in addition at the beginning of the tenancy which is refundable on satisfactory vacation of the premises.

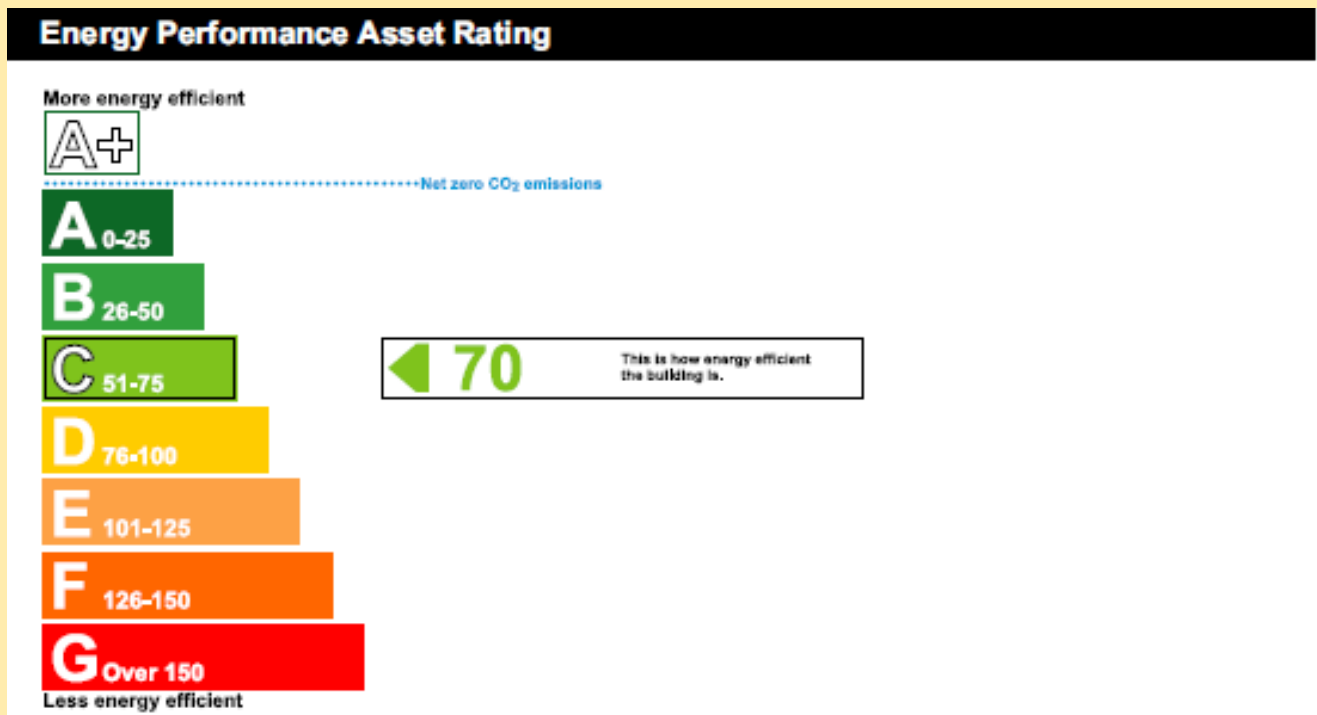
Rents are payable monthly in advance by standing order.

## RATES

Each tenant will be responsible for their own business rates.

## VIEWING

By Appointment with R Longstaff & Co Commercial Department. CALL 01778 420406







#### **PARTICULARS CONTENT**

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

#### **ROOM SIZE ACCURACY**

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement in brackets is approximate and only intended as a guide for those not fully conversant with metric measurements.

#### **APPARATUS AND SERVICES**

The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are in working order. Buyers are advised to check the availability of these with their solicitor or surveyor.

#### **Ref: 11373**

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

#### **ADDRESS**

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PE10 9EN

#### **CONTACT**

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