

Magnificent Fully Refurbished Offices To Let Immediately Located in the Heart of Boston

Garfits House | 116 High Street | Boston | Lincolnshire | PE21 8TG



Landmark Office Building Extending to 187.5sqm, 1,950sqft NIA
Comprising 6 Principal Offices with Modern Reception Area and Ancillary
Accommodation on 2 Floors with Lift Access
Including Modern Heating System, Fibre Optic Broadband Connection, Fire Alarm
Control System and Parking, Mature Gardens

Available To Let Leasehold on FRI Terms
£25,000 per annum Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

01205 361694
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Location...

The bustling market town and port of Boston has a population of approximately 68,000 residents and is located approximately 115 miles to the north of London connected by the railway via Nottingham and Grantham, and the A16, A52, A17 trunk roads.

The A1 is approximately 30 miles to the south-west, Nottingham is 50 miles to the west, Lincoln 35 miles to the north-west and Cambridge 60 miles to the south.

The property is located on the historic entrance to the centre of town on High Street, close to the tidal River Haven approximately half a mile from the town centre.



Tenure...

The property is available Freehold subject to a new lease on Full Repairing and Insuring terms.

The lease will be contracted out of the Landlord and Tenant Act 1954 Part II with rent payable monthly in advance.

Incoming tenants will be expected to contribute towards landlord's fees and legal fees with regards to the preparation of the lease and pay a deposit the equivalent of three month's rent upfront.

A service charge will be levied to cover the cost of maintaining communal areas and building insurance contributions will be levied annually in advance.

Outgoings...

The property will be assessed as one hereditament. Further details are available on request.

Viewing...

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

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Accommodation...

Attractive Spacious Entrance Hall

Righthand Room No. 1.....4.6m x 4.5m, 20.7sqm
With 2 bay windows.

Front Lefthand Room No. 2.....4.2m x 6.9m, 29.7sqm
Having 2 bay windows.

Rear Righthand Room No. 3.....8m x 4.7m, 38.1sqm
With views over rear gardens.

Rear Reception Area.....4.2m x 3.3m, 14.1sqm
Stairs lead to the first floor, in addition to which there is a modern lift.

Front Room No. 4.....4.6m x 4.4m, 20.6sqm

Front Room No. 5.....4.1m x 4.6m, 19.5sqm

Small Office.....2.2m x 3.5m, 7.9sqm

With separate access.

Rear Room No. 6.....4.9m x 7.5m, 36.9sqm

WC1

WC2

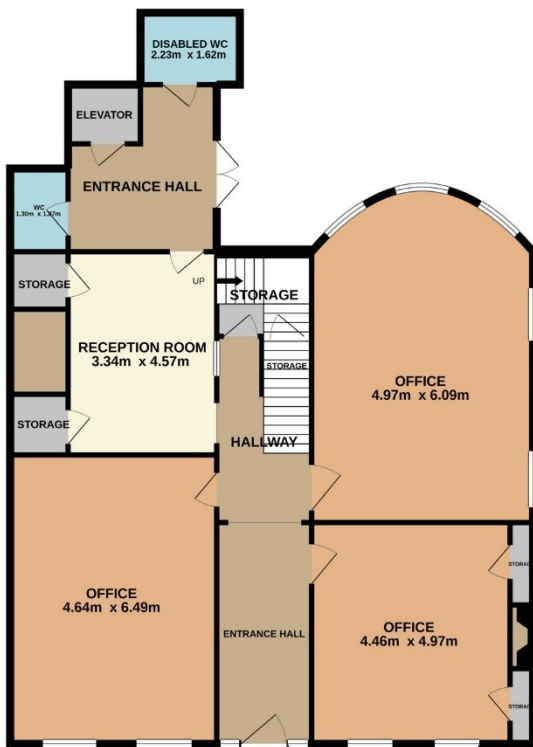
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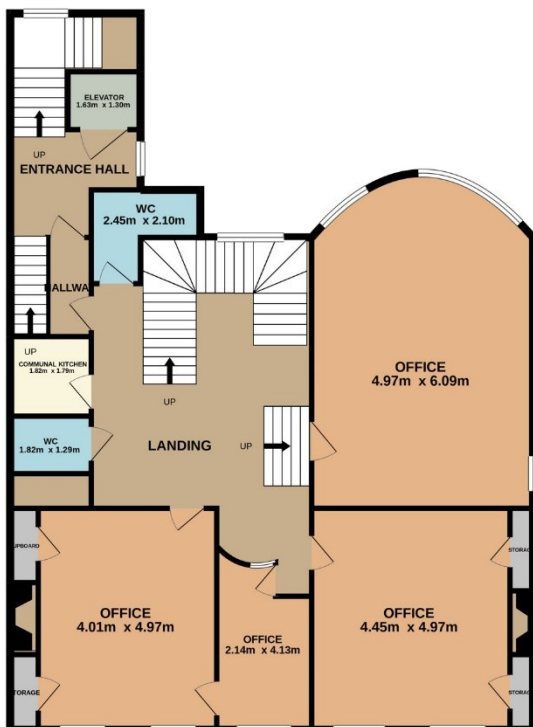
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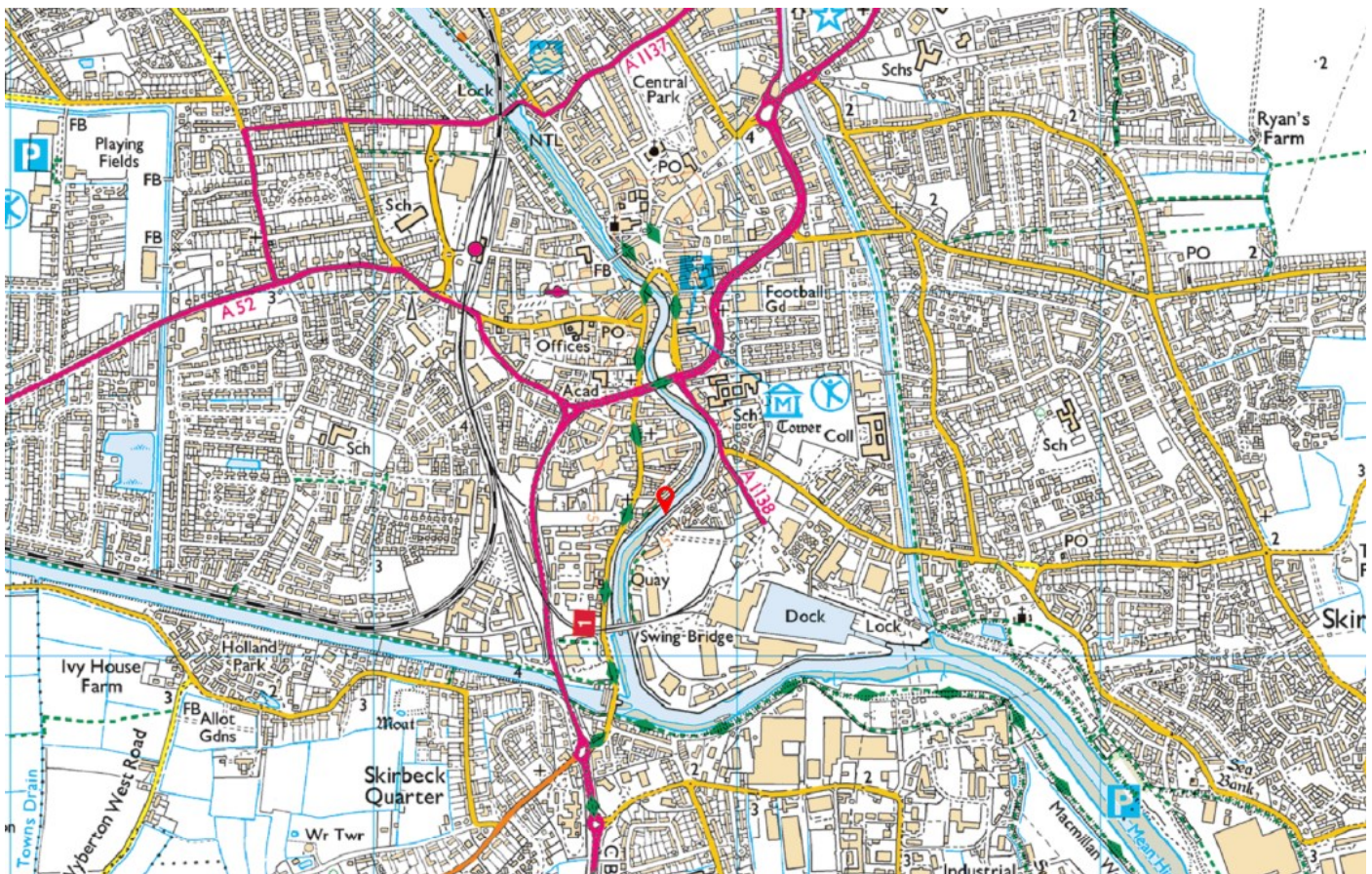
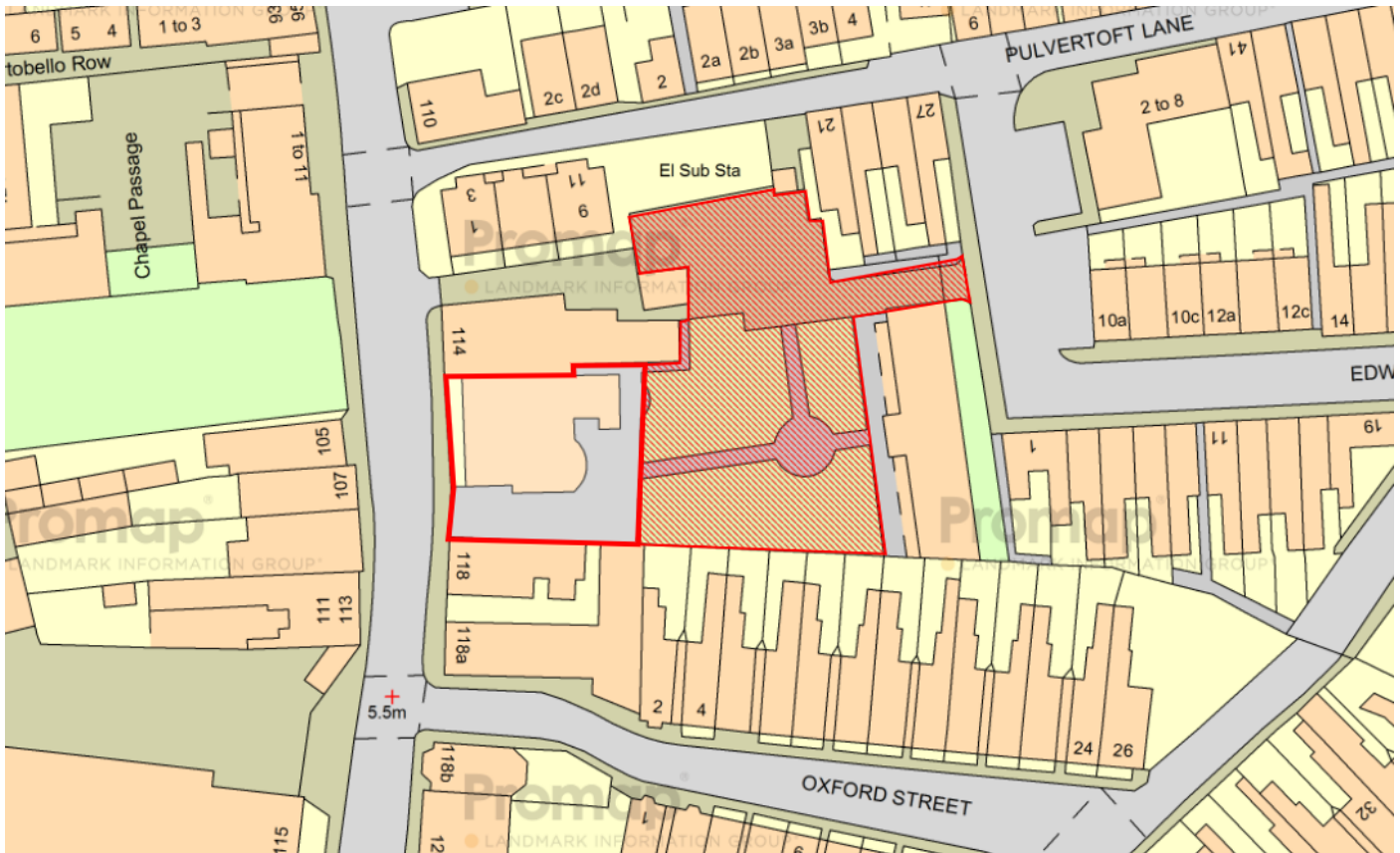


GROUND FLOOR
152.7 sq.m. approx.



1ST FLOOR
149.4 sq.m. approx.





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