

Business Space Available to Rent on a Thriving Trade Park, Ground Floor Office and Storage, Additional First Floor Offices

Unit 2 | Aaron Business Centre | Bittern Way | Boston | Lincolnshire | PE21 7NX



Ground Floor Offices Extending to 134.7sqm, 1,450sqft with Storage Space

First Floor Offices Mainly Open Plan 249.5sqm, 2,685sqft

Total Accommodation 384.2sqm, 4,130sqft

High Speed Broadband, Partial A/C, Ample Parking in Secure Yard

Available To Let Leasehold

£17,500 per Annum Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com



Location...

The market town of Boston has a population of over 68,000 residents and is located 115 miles to the north of London, 45 miles to the east of Nottingham and 35 miles to the west of King's Lynn.

Bittern Way is located on the Riverside Industrial Estate which is located approximately 2.2 miles to the south-east of the town centre with good road access to the A16 and A52 trunk roads.

Bittern Way is located off Marsh Lane and leads to Nursery Road which leads back to Lealand Way, having a variety of B1, B2 and B8 users and a new power station, recently opened.

Accommodation...

Reception Office.....5.3m x 4.5m, 24.2sqm
Having central heating radiator, ceiling height 2.4m.

Disabled WC

Corridor

Inner Hall.....10.2m x 5.2m, 53.9sqm
With Kitchen Area and Circulation Area off.

Office 1.....4.8m x 8.6m, 41.6sqm

Communications Room.....4m x 3.7m, 15.7sqm
Stairs lead to the first floor.

Open Plan Office 2.....16.4m x 10.9m, 179sqm

Office 3.....3.9m x 3.3m, 13sqm

Office 4.....3.9m x 5.1m, 20.2sqm

Office 5.....5.1m x 4.8m, 25.1sqm

Boardroom.....6m x 4m, 24sqm

Boardroom.....3.9m x 3.3m, 13sqm

Schedule of Accommodation...

Ground Floor Unit 2 (NIA)	134.7sqm	1,450sqft
1 st Floor Offices Unit 2 & 3 (NIA)	249.5sqm	2,685sqft
Total	384.2sqm	4,130sqft

Outside...

To the front of the property is gated parking.



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 in advance and a deposit held by the landlord the equivalent to 3 months' rent upfront.

The incoming tenant will be expected to pay a contribution towards the landlord's legal fees with regards to the preparation of the lease of £750 plus VAT.

Outgoings...

The incoming tenant will be responsible for utilities including electricity. The property will be individually assessed for Business Rates.

EPC...

The property has an Energy Performance Asset Rating C59. Full details are available on request.



Viewing...

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

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