

High Profile Offices For Sale Freehold with Vacant Possession

Freiston Lodge | 5 Sleaford Road | Boston | Lincolnshire | PE21 8EH



Substantial Grade II Listed 3 Storey Office
Extending to Provide 170sqm, 1,830sqft of Accommodation
7 Offices with WC's and Ancillary Accommodation
High Footfall Location Close to Asda, Prominently Visible Fronting the Main Road
Off Street Parking for 4 Vehicles

For Sale Freehold with Vacant Possession
£125,000 Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

The market town of Boston has a population of approximately 73,000 residents, a strong retail offering, port, large hospital, a number of well-regarded schools and is located approximately 50 miles to the east of Nottingham, 40 miles to the east of King's Lynn, 35 miles to the south-east of Lincoln and 35 miles to the north-east of Peterborough.

The town is connected to the main road network via the A16, A52 and A17 trunk roads and has a main railway station located approximately 100m from the subject property linking to Grantham and the London/Edinburgh mainline.

The property is located on one of the main roads into the town centre with the railway station immediately to the south of Asda, off Sleaford Road.

Accommodation...

Covered Porch

Reception Area.....3m x 2m, 6sqm

Being glass lined on 2 sides.

Stairwell area and understairs cupboard.

Office.....4.2m x 5m, 21sqm

Office No. 2.....4.4m x 3.8m, 20sqm

Excluding bay.

WC

Office No. 3.....3.7m x 3.1m, 14sqm

Stairs to the first floor.

Landing.....4m x 4.1m, 17.3sqm

Office No. 4.....4m x 3.8m and 1m x 1.8m, 17sqm

Through to **Kitchen Area**.....3m x 1m, 5.6sqm

Having a modern range of fitted kitchen units, stainless steel sink.

Stairs to the second floor.

Attic Office.....4.3m x 7.8m, 34sqm

Schedule of Accommodation...

Net Internal Floor Area	149.9m ²	1,615ft ²
Gross Internal Floor Area	170.0m ²	1,813ft ²



Tenure...

The property is for sale Freehold with Vacant Possession. It is understood that the property is subject to restrictive covenants, details of which are available on request.

Services...

It is understood that mains services are available, no service investigations have been carried out.

Rateable Value...

The property has a Rateable Value of £11,500. Full details are available on request.

EPC...

An updated EPC will be available on request.

Viewing...

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

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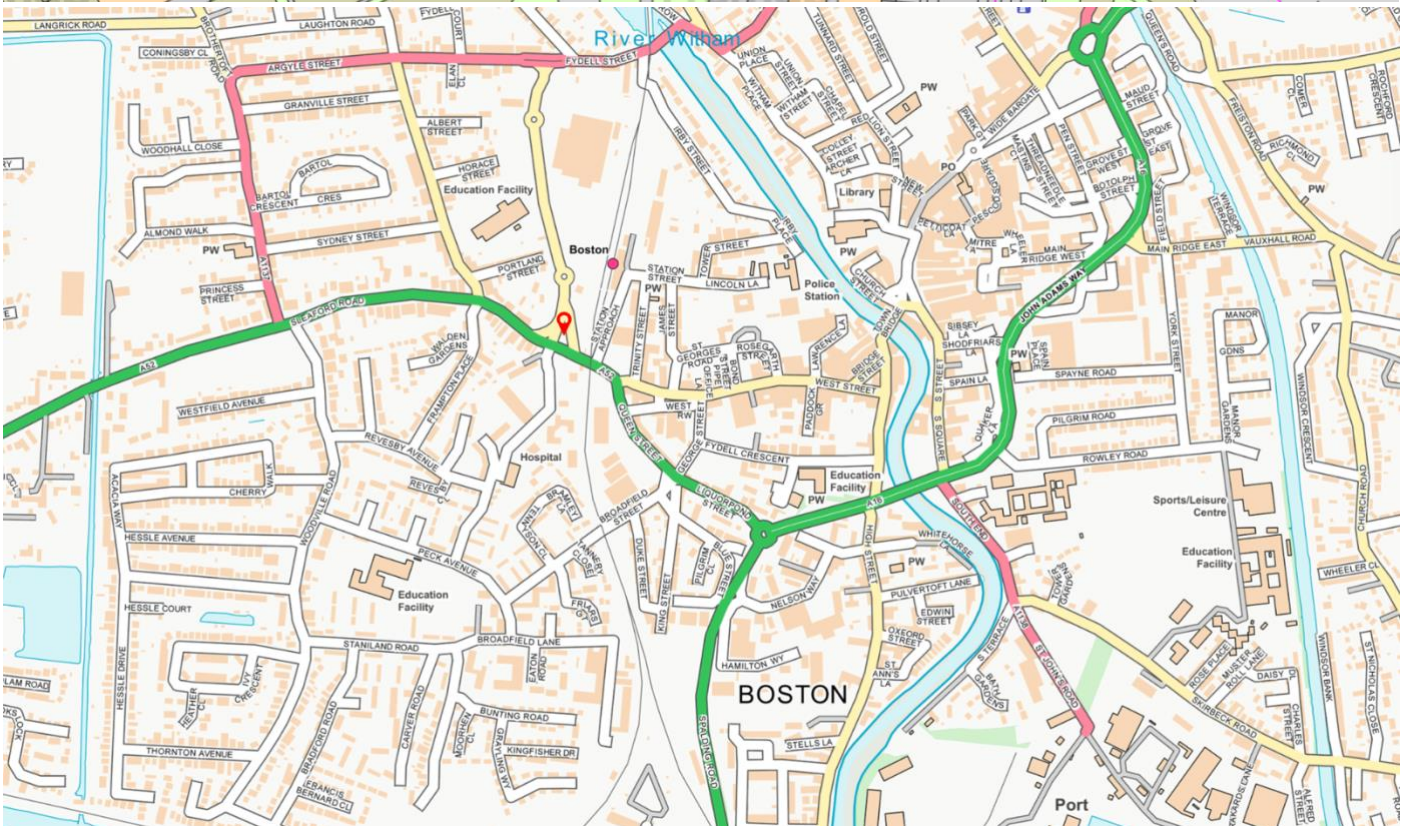
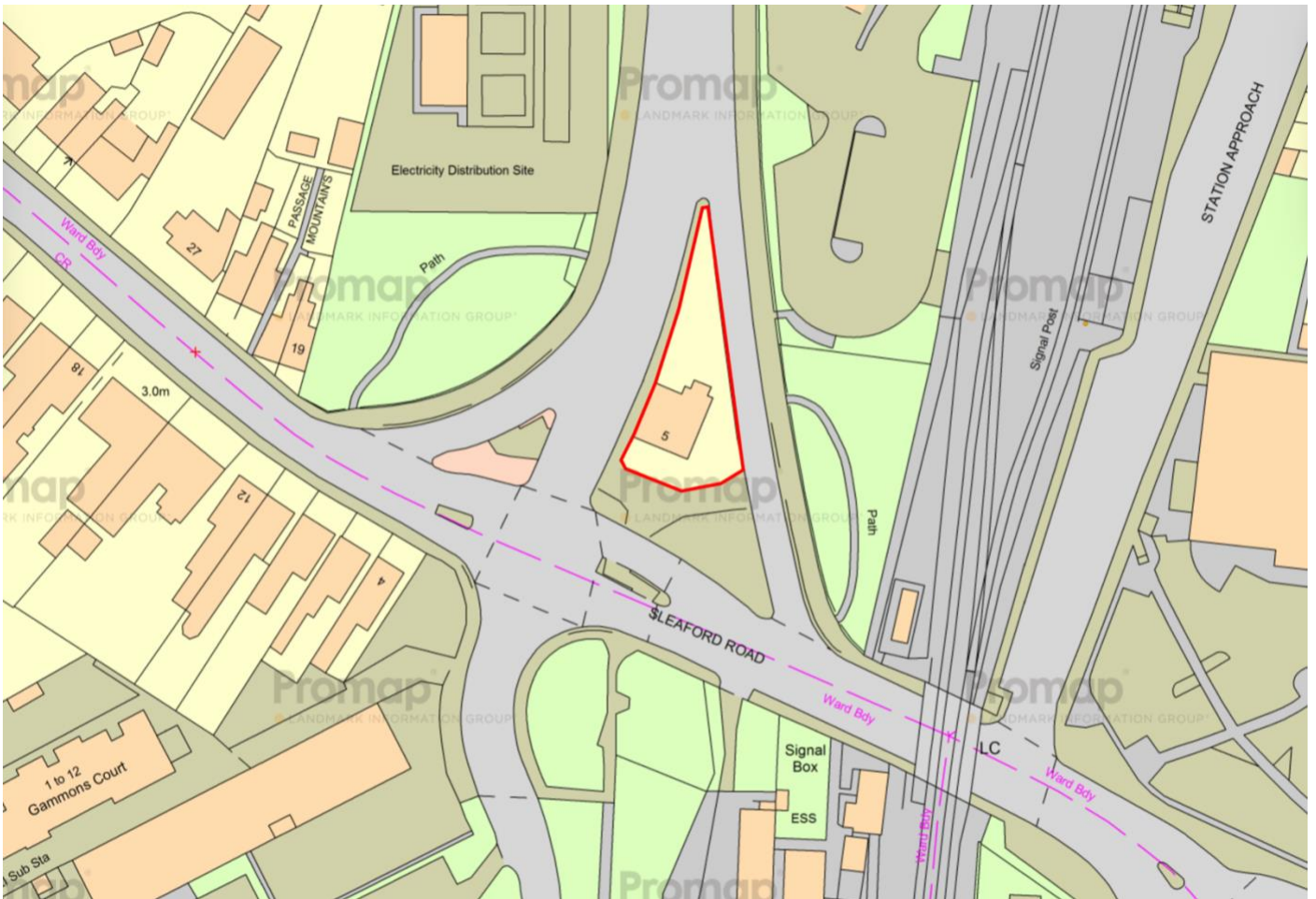


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