

# High Profile Town Centre Refurbished Office Suite Available To Let Immediately on Flexible Terms

South Square House | 4 South Square | Boston | Lincolnshire | PE21 6JU



Individual Office Suites Available Extending from 380sqft to 760sqft  
Licence Fee Includes Rent, Heating, Lighting, Cleaning, Broadband  
Use of Communal Kitchen and Conferencing Facilities

Available To Let Immediately on Flexible Terms  
From £635 pcm plus VAT Subject to Contract

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

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## Location...

The bustling market town of Boston has a population of approximately 68,000 residents and is located 115 miles to the north of London, road services to the East Midlands via the A52, A17 and A16 trunk roads.

The town has a direct railway to Grantham, where the main line to King's Cross intersects. The town has a strong retail offering, leisure facilities and large hospital, port and twice weekly market.

The property is located in a highly visible location to the south of the town centre, near to the John Adams dual-carriageway with a vehicular access at the rear.

## Accommodation...

Office suites are available on flexible terms providing high quality fully refurbished rooms, central heating, high speed broadband, use of communal meeting room and kitchen facilities and cleaning.

## Services...

Other services are available including a bookable conference room and individual telephone numbers.

Pay as you Go car parking is available close by.

Occupiers will have the use of modern fully fitted communal kitchens and high quality ladies and gents WC facilities.

## Connectivity...

The building benefits from a modern telephone system where existing numbers can be ported to South Square House. The licence holder will be liable for call fees only.

South Square House also has a high-speed dedicated bearer and free broadband is available throughout the building. Each suite is able to have a ring-fenced, unique Wi-Fi access point with additional wired ethernet connections subject to an additional fee.

The meeting room benefits from full connectivity for conference calling and presentations.

## Schedule of Rooms...

	GIFA	GIFA	Per Annum	Per Calendar Month
<b>Ground Floor</b>				
Suite 1	22.5m <sup>2</sup>	240ft <sup>2</sup>	LET	LET
Suite 2	35.5m <sup>2</sup>	380ft <sup>2</sup>	£7,620 pa	£635 pcm
Suite 3	9.1m <sup>2</sup>	100ft <sup>2</sup>	LET	LET
Suite 4	24.0m <sup>2</sup>	260ft <sup>2</sup>	LET	LET
Suite 5	10.8m <sup>2</sup>	115ft <sup>2</sup>	LET	LET
<b>1<sup>st</sup> Floor</b>				
Suite 6	33.2m <sup>2</sup>	360ft <sup>2</sup>	LET	LET
Suite 7	20.3m <sup>2</sup>	220ft <sup>2</sup>	LET	LET
Suite 8	7.7m <sup>2</sup>	80ft <sup>2</sup>	LET	LET
Suite 9	23.6m <sup>2</sup>	255ft <sup>2</sup>	LET	LET
Suite 10	33.5m <sup>2</sup>	380ft <sup>2</sup>	£7,620 pa	£635 pcm
<b>2<sup>nd</sup> Floor</b>				
Suite 11	20.2m <sup>2</sup>	217ft <sup>2</sup>	LET	LET
Suite 12	14.8m <sup>2</sup>	160ft <sup>2</sup>	LET	LET
Suite 13	11.7m <sup>2</sup>	125ft <sup>2</sup>	LET	LET
Suite 14	17.0m <sup>2</sup>	180ft <sup>2</sup>	LET	LET
Suite 15	14.5m <sup>2</sup>	156ft <sup>2</sup>	LET	LET

## Tenure...

Rooms are available on individual licence fees with a minimum term of 3 months.

The licence fee quoted includes the rent, heating, lighting, broadband (normal use), cleaning of communal areas and cleaning of individual offices if required.

Additional fees apply to calls and private ring fenced Wi-Fi.

## Outgoings...

Rooms are individually assessed for Business Rates, therefore qualifying businesses will see they are exempt from payment through Small Business Rates Relief.

## Viewing...

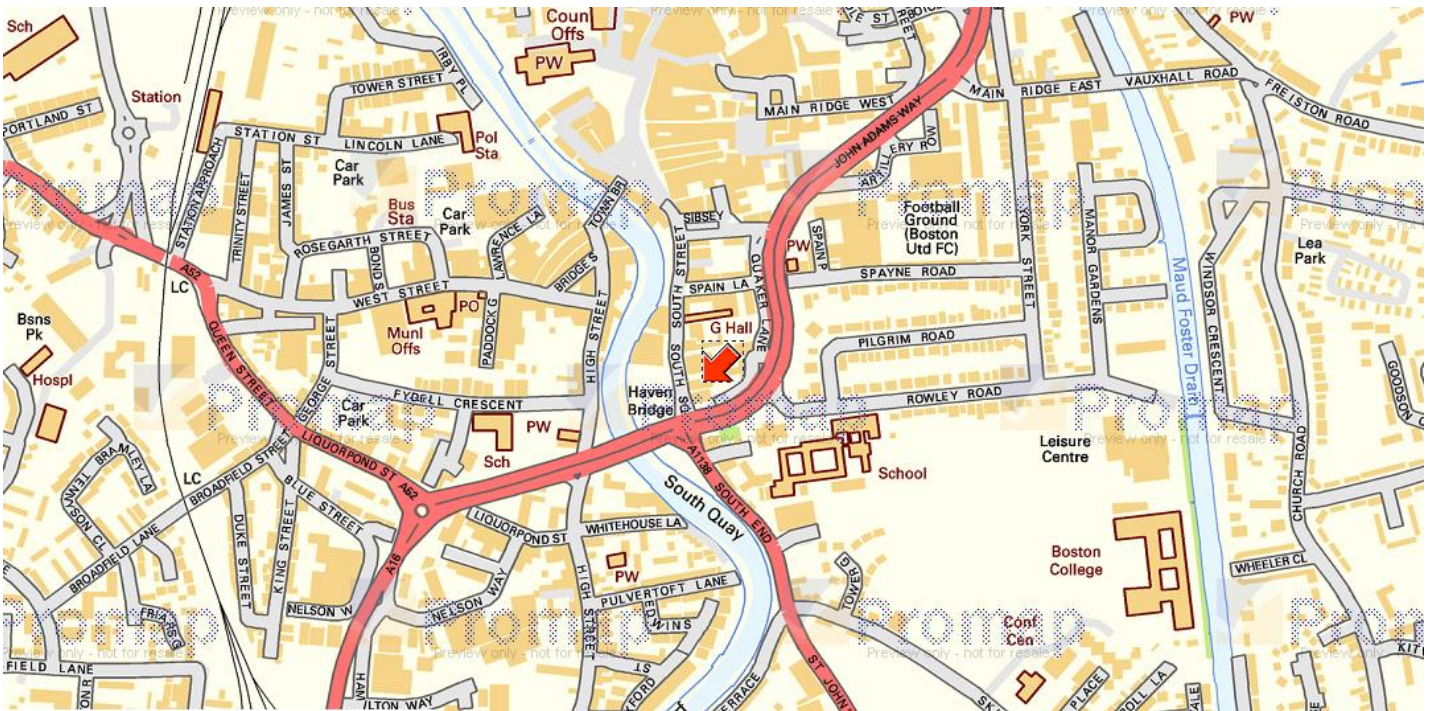
Strictly by appointment through the agent.

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