

Refurbished Offices with Parking Available To Let Immediately

45 Willoughby Road | Boston | Lincolnshire | PE21 9HN



Extending to Provide a Total of 990sqft, 91.9sqm (Net) of Accommodation
6 Individual Rooms Recently Redecorated with Upgraded Lighting
6 Parking Spaces with More Available by Negotiation
Fibre Optic Broadband Available

Available To Let Leasehold Q3 2025
£12,000 per annum exclusive of VAT Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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



Location...

The market town of Boston is located approximately 115 miles to the north of London on the South Lincolnshire Fens, Lincoln is approximately 35 miles to the north-west, King's Lynn 35 miles to the east and Nottingham 50 miles to the west.

Peterborough and the A1 trunk road are located 35 miles to the south-west on the A16.

The town has a strong retail offering, large hospital, active port, twice weekly market and a population of approximately 70,000 residents.

The property is located approximately 1 mile to the north of the market place in a largely residential area.

Accommodation...

Ground Floor spacious entrance hall with Kitchen, Server Room and WCs off.

- Room 1.....5m x 3.9m, 19.5sqm
- Room 2.....3.8m x 4.5m, 17sqm

Stairs to the first floor hallway.

- Room 3.....5m x 3.1m, 15.5sqm
- Room 4.....3.7m x 2.7m, 10sqm
- Room 5.....3.7m x 2.7m, 10sqm
- Room 6.....5m x 3.3m, 16.5sqm

Outside...

6 allocated parking spaces.



Outgoings...

The offices form part of a larger hereditament and may be split when a letting is agreed. The tenant will be responsible for all utilities.

EPC...

The property has an Energy Performance Asset Rating D100. Full details are available on request.



Tenure...

The property is available by way of a new Full Repairing and Insuring Lease with a minimum term of 3 years.

The incoming tenant will be responsible for legal fees with regards to the landlords preparation of the lease up to a maximum of £750 plus VAT.

Rent will be paid quarterly in advance, a deposit held by the landlord the equivalent of a quarter of a year upfront.

The lease will be excluded from the Landlord and Tenant Act 1954 Part II.

Agents Note...

The offices have been fully renovated to include LED lighting, motion sensed in communal areas, data cabling in dado trunking, fire alarm system and efficient Heatstore electric radiators with new carpets and decorations throughout.



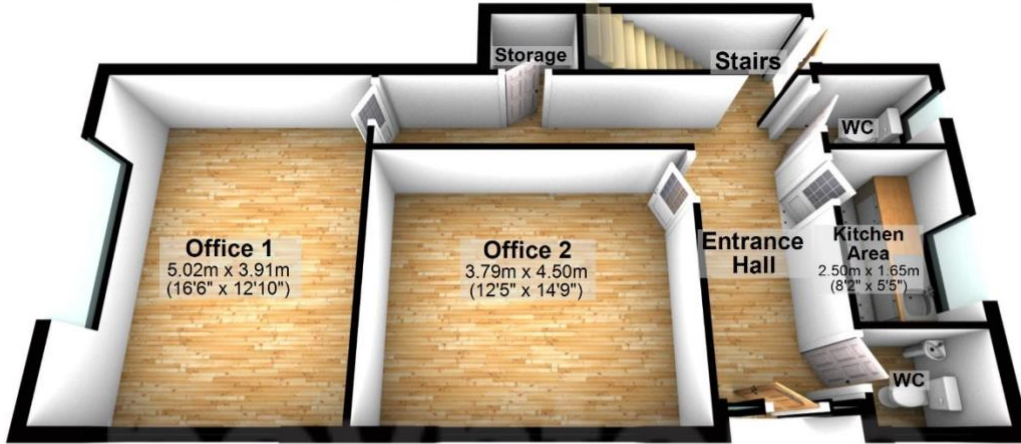
Viewing...

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

Poyntons Consultancy.
sales@poyntons.com | poyntons.com

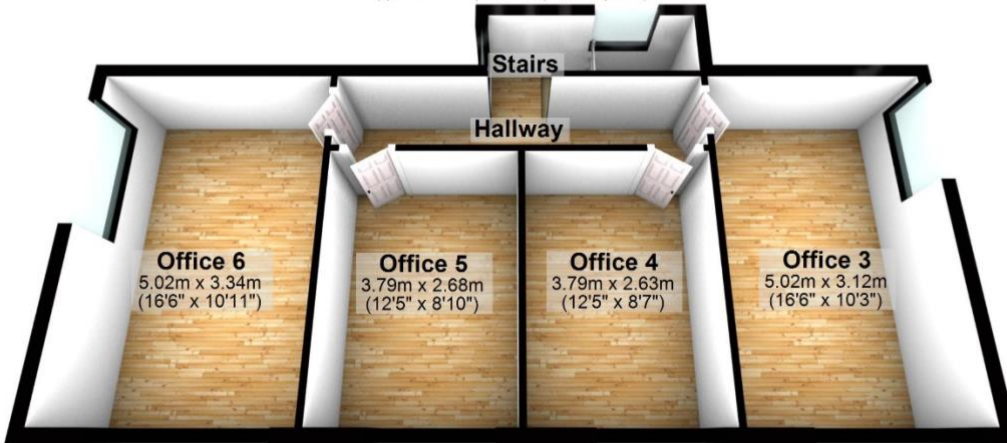
Ground Floor

Approx. 64.9 sq. metres (698.4 sq. feet)



First Floor

Approx. 64.2 sq. metres (690.6 sq. feet)

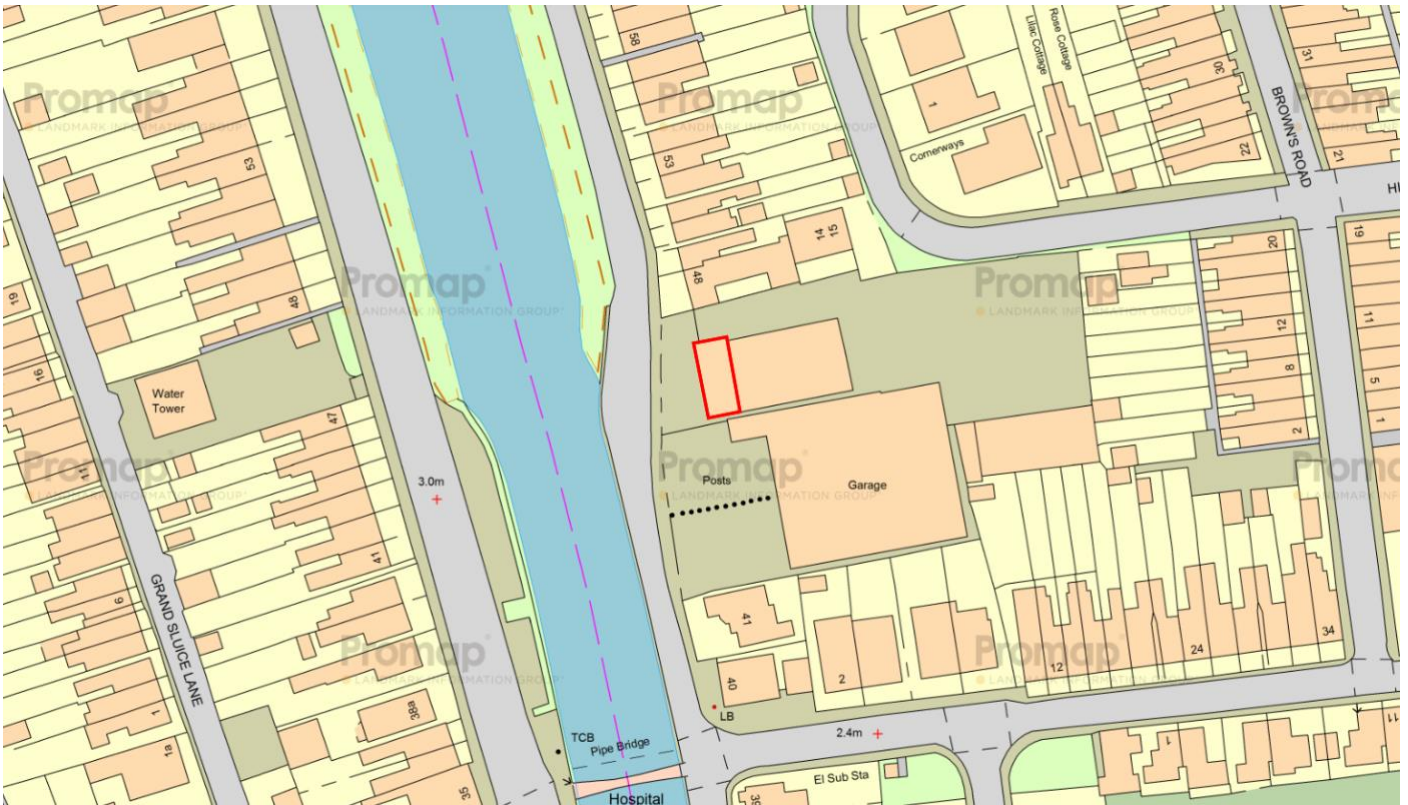


Total area: approx. 129.0 sq. metres (1389.0 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract.

Plan produced using PlanUp.





Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded. **Money Laundering Regulations:** Prospective purchasers will be asked to produce identification at a later stage.

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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

