

# BRUCE MATHER

INDEPENDENT ESTATE AGENT



**23a Redstone Industrial Estate, Boston, PE21 8EA**

**£7,950 Per Annum**

A detached Office and Premises providing three separate offices with further wet room, 2 cloakrooms, kitchen area and parking. the premises are located on the busy Redstone Industrial estate, an area providing industry of mixed commercial uses.

## ACCOMMODATION

Through the uPVC front entrance door into:-

### HALLWAY

Having further doors leading to:-

### CLOAKROOM

With close coupled w.c.; pedestal wash hand basin; window to rear elevation.

### OFFICE ONE 15'10" x 13'3" (4.83 x 4.04)

Having window to front elevation; textured ceiling; fluorescent strip light; door to:-

### OFFICE TWO 11'0"x 9'3" (3.35x 2.82)

Having windows to front and side elevations; fluorescent strip light; coved ceiling cornice; electric heater.

### KITCHEN AREA 7'7" x 3'11" (2.31 x 1.19)

Having stainless steel sink and drainer; double cupboards both beneath and above; tiled splashback; cooker hood. Door to:-

### WET ROOM 7'11" x 7'8" (2.41 x 2.34)

Having shower; close coupled w.c.; wash hand basin; window to rear elevation.

From the Hallway a door leads to:-

### OFFICE THREE 15'11" x 13'2" (4.85 x 4.01)

Having window to front elevation; emergency door to side elevation; fluorescent strip light.

## EXTERIOR

Gated access with a shared driveway leads to the front of the office which has a concrete apron to the front.

## TENURE

Leasehold.

New negotiable length lease term available on FRI type terms,

## BUSINESS RATES

Interested parties should make their own enquiries with Boston Borough Council (Tel: 01205 314413).

## LEGAL COSTS

The ingoing tenant to be responsible for the Landlord's reasonable legal costs in the preparation of the lease document.

## PLANNING

Interested parties must consult with Boston Borough Council Planning Department to ensure the property is suitable for their required usage.

## AGENTS NOTE

Note: All measurements are approximate. The main photo was taken in January 2017. The services, fixtures and fittings have not been tested by the Agent.

All properties are offered subject to contract or formal lease offered subject to not being previously sold or withdrawn; these particulars are issued on the understanding that all negotiations are conducted

through Bruce Mather Limited.

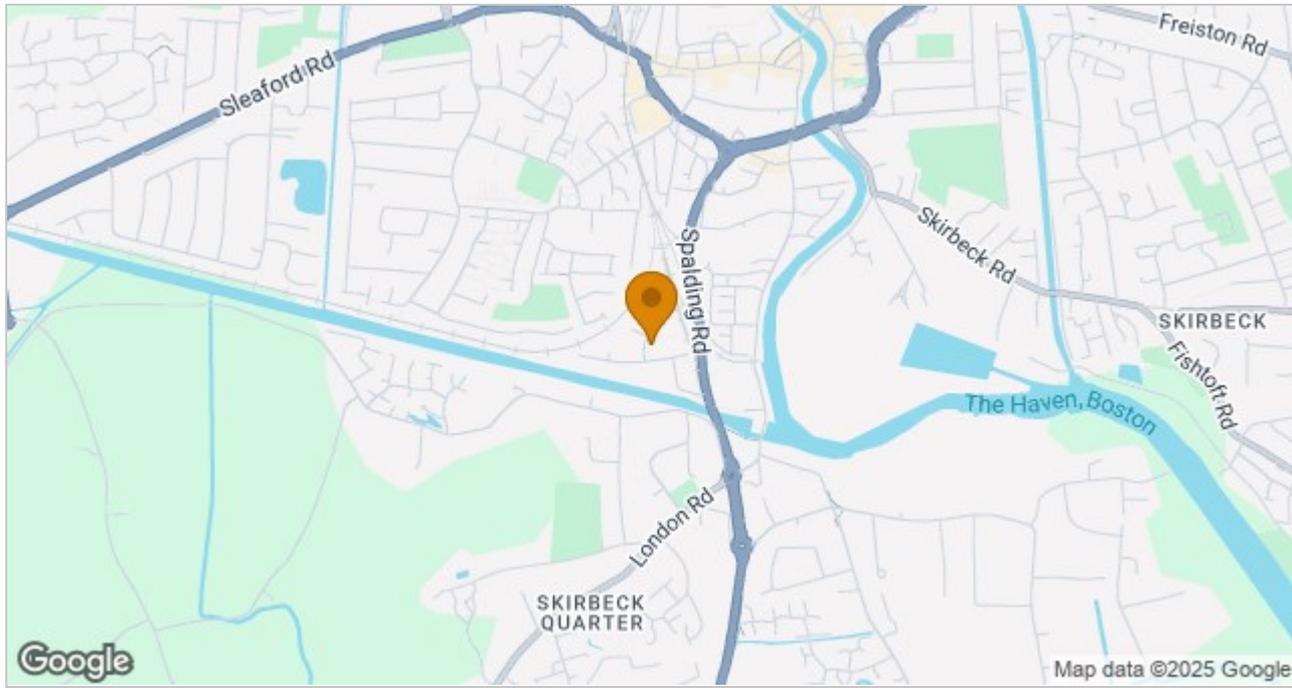
Bruce Mather Limited for themselves and for Sellers and Lessors of this property whose Agent they are give notice that:-

1) the particulars, whilst believed to be accurate, are set out as a general outline for intended buyers or lessees and do not constitute nor constitute part of any offer or contract; 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending Buyers or Tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy; 3) no person in the employment of Bruce Mather Limited has any authority to make or give any representation or warranty whatever in relation to this property.

## VIEWINGS

By appointment with the Letting Agents, Bruce Mather Ltd. Tel: 01205 365032.

## Area Map



## Energy Efficiency Graph



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