

BRUCE MATHER

INDEPENDENT ESTATE AGENT



Workspace, Kirton Business Park, Willington Road, Boston, PE20 1NN

Prices from £222 Per Annum

WORKSPACE at Kirton Business Park offers flexible affordable office space, in a smart and professional environment. It consists of 16 offices across 2 floors in a modern, spacious office building. Whether you have a small startup business looking for suitable space or you're looking for a suite of offices for a growing team. Monthly rental includes light, heat, water and broadband. Modern kitchen facilities, with friendly communal areas and ample parking on the gated site. It is located near the village of Kirton, with easy access to shops, the post office and good road links to the A15, A16 and A52. Offices can be rented individually or as a group, to suit individuals or small companies looking for office suites.

Accommodation
All prices include all services (basic internet, heating, lighting, cleaning and electricity) as well as use of communal areas such as the kitchen, meeting room and car parking.

Ground Floor

Office – G15 362' (110.34m)
362 sq ft. Having windows to two sides, this is a light and bright office. Fluorescent strip lighting and carpeted throughout.
£140.38 per week/£608.33 per month/£7300 per year.

Office – G12 145 sq ft (44.20m sq ft)
145 sq ft. One large window at the far end. Fluorescent strip lighting and carpeted throughout.
£55.77 per week/£241.67 per month/£2900 per year.

Separate Mens, Ladies and accessible WC

Communal Kitchen
Modern base units. Microwave, Kettle, Coffee Machine and Large fridge, with Island seating area. Large double glazed window.

Large Entrance Hall
Coded door entry and casual seating. Staircase to upper floor.

First Floor

Office F1 156' (47.55m)
156 sq ft. Large corner office with windows on two sides. Own air conditioning unit. Fluorescent strip lighting and carpeted throughout.
£61.54 per week/£266.67 per month/£3200 per year.

Office F2 258' (78.64m)
258 sq ft. Office 2/3 now one room. Large office with windows down one side. Fluorescent strip lighting and carpeted throughout.
£100 per week/£433.33 per month/£5200 per year.

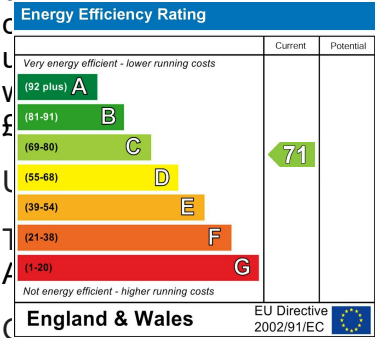
Office F6 218' (66.45m)
218 sq ft. Large L shaped corner office with windows on two sides. Lovely countryside views. Fluorescent strip lighting and carpeted throughout.
£84.62 per week/£366.67 per month/£4400 per year.

Office F7 217' (66.14m)
217 sq ft. Large corner office with windows on two sides. Lovely countryside views. Fluorescent strip lighting and carpeted throughout.
£84.62 per week/£366.67 per month/£4400 per year.

Office F8 216'11" (66.12m)
217 sq ft. Large office with one window at the far end. Fluorescent strip lighting and carpeted throughout.
£84.62 per week/£366.67 per month/£4400 per year.

Office F10 162'11" (49.68m)
163 sq ft. Office with one window at the far end. Fluorescent strip lighting and carpeted throughout.
£63.46 per week/£275 per month/£3300 per year.

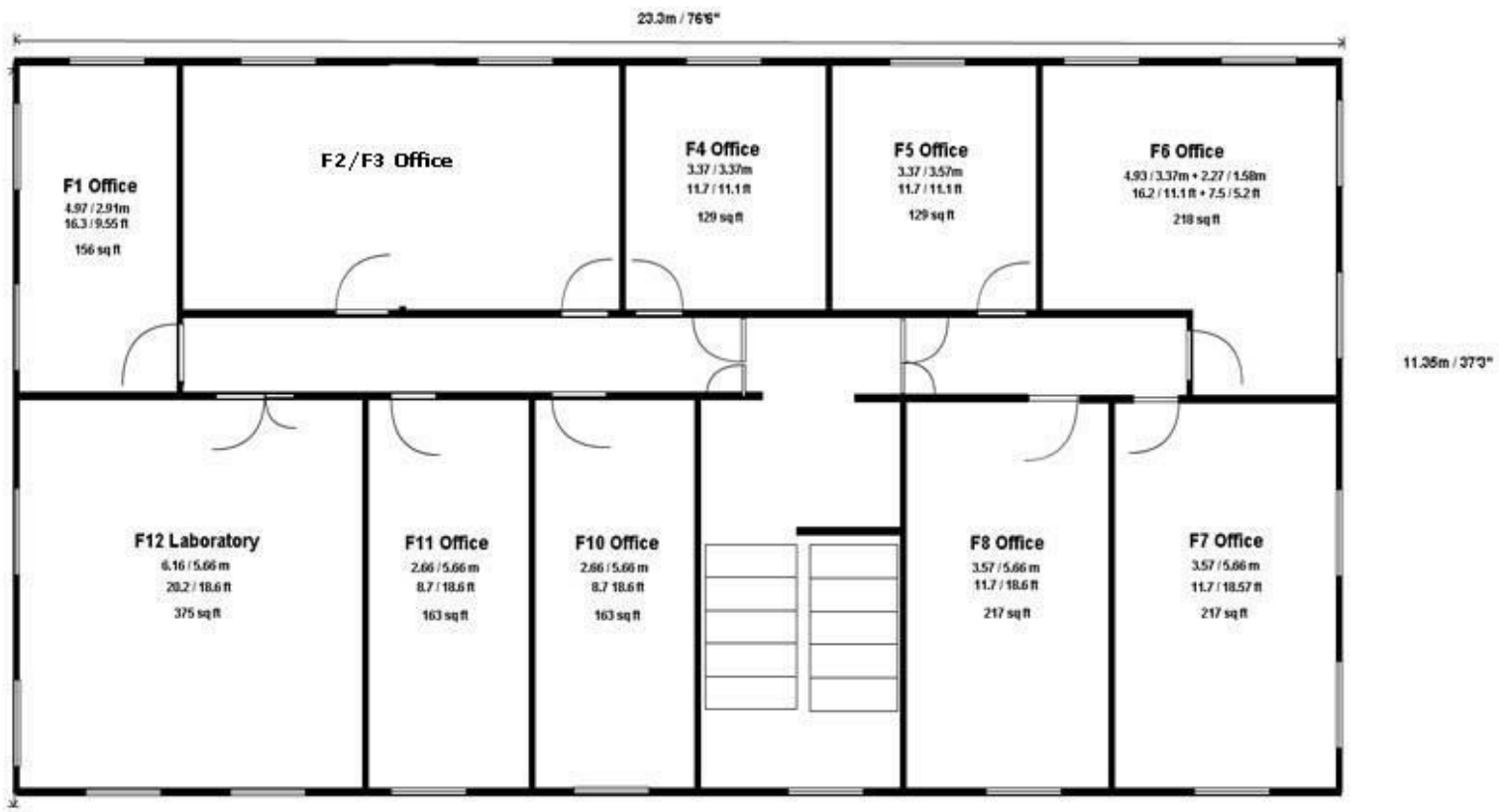
Workspace/Laboratory F12 375 (114.30m)
375 sq ft. This has previously been used as a lab and is now converted with two washing machines. Currently set up with desks and chairs for casual seating area.



129 sq ft. £50 per week/216.67 per month/£2600 per year



Floor Plan



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