



TO LET – Two Start-up Offices

BOSTON Station

PE21 8RN

E M R

Location:

Boston station is on the Poacher Line and is a key gateway into Boston. The station is within a few minutes walk of the town centre.

225,228 +
Annual Footfall*

For further detail about this opportunity please contact enquiries@advanceventures.co.uk

Description:

Two new work-spaces have been created within the station. The space is designed to attract local entrepreneurs and start up businesses. A new community café and meeting space will complement the station facilities.



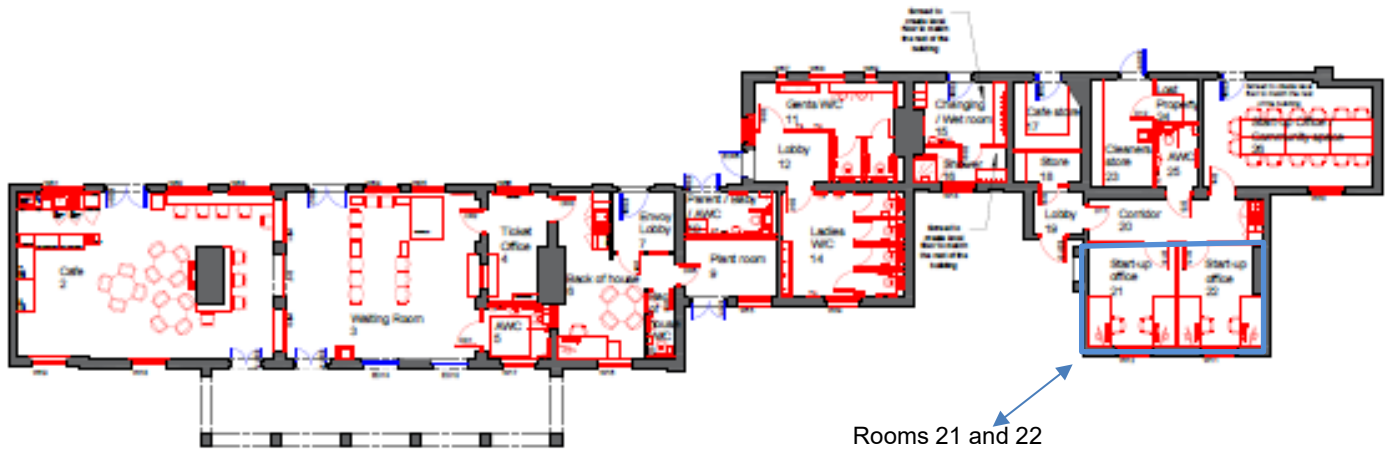
* Footfall figures from the Office of Rail & Road for 2023/24

Typical office layout



Shared kitchenette facility





Property: Rooms 21 and 22

Each space comprises a single room with access to shared kitchenette and washroom facilities.. Additional meeting room is available for hire at hourly rates.

Room Size: 12 sq m

Terms:

A lease of up to 18 months at a peppercorn rent is available. The terms are designed to favour local start up enterprises in their early stage of development.

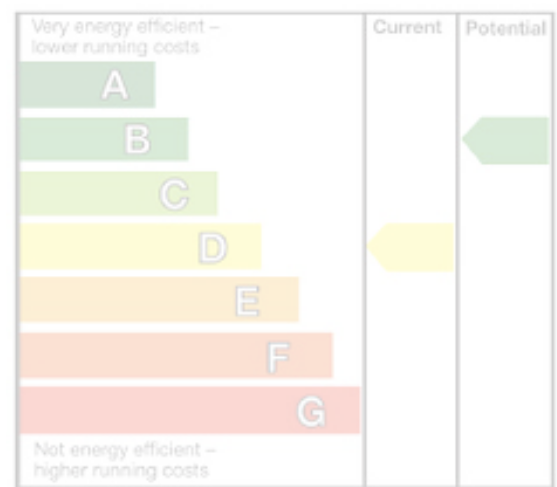
Rates, Services & Insurance

Interested parties are advised to make their own enquires to the local planning and building authorities in respect of business rates and planning. Service charges, utility and insurance costs will apply.

Costs:

The Tenant may be required to make contribution to the Landlords professional fees.

EPC: to be confirmed on completion of the redevelopment.



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