



TO LET – Two Start-up Offices

BOSTON Station

PE21 8RN

E M R

Location:

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

200,092 +
Annual Footfall*

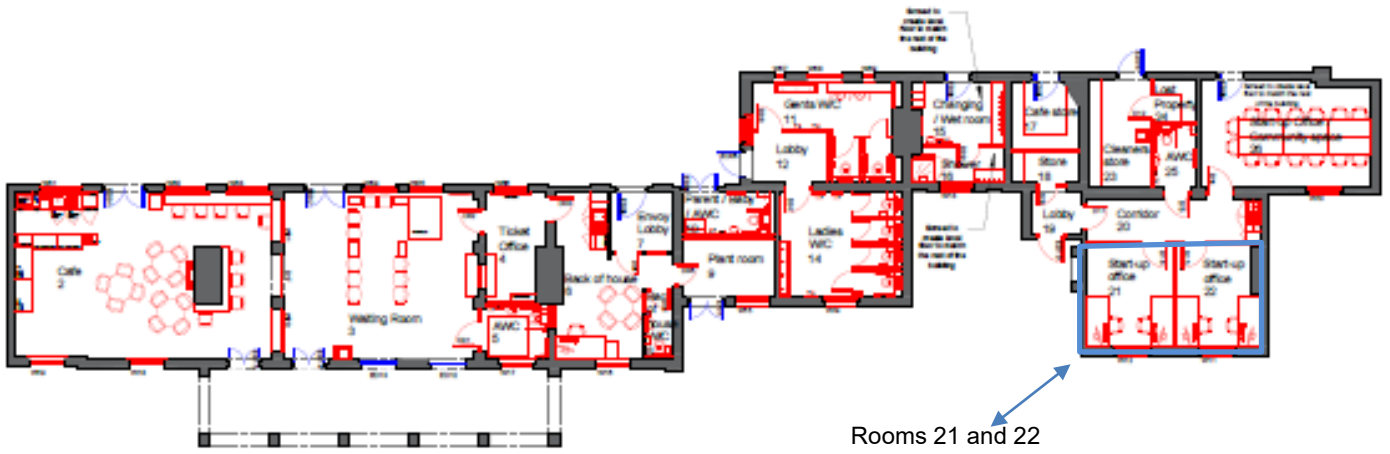
For further detail about this opportunity please contact enquiries@advanceventures.co.uk

Description:

Two new work-spaces are being created as part of the plans to redevelop the station. The space is designed to attract local entrepreneurs and start up businesses seeking flexible lease terms.



* Footfall figures from the Office of Rail & Road for 2022/23



Property: Rooms 21 and 22

Each space comprises a single room with access to shared kitchen and washroom facilities. It is anticipated that the two units will be available to let from December 2024.

Unit Size: 12 sq m

Rent:

The rental will be assessed in line with comparable space in the local market.

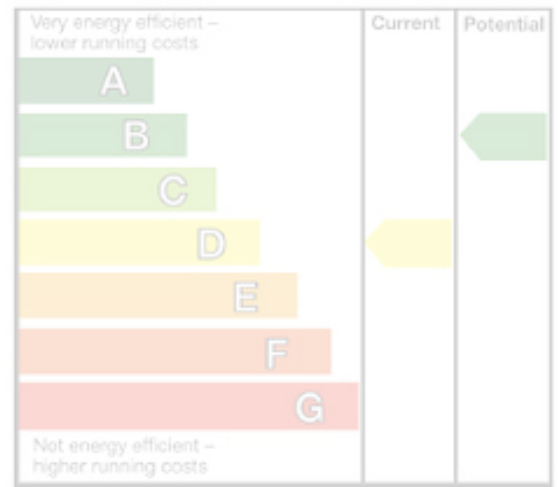
Rates, Services & Insurance

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 and insurance costs will apply.

Costs:

The ingoing occupier will be responsible for all the Landlord and Superior Landlord legal and professional fess

EPC: to be confirmed on completion of the redevelopment.



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