

# Alexandra Dock Business Centre

Fisherman' s Wharf, Alexandra Dock,  
Grimsby, North East Lincolnshire,  
DN31 1UL



## LOCATION

The Alexandra Dock Business Centre is ideally located on Fisherman' s Wharf in Grimsby Town Centre, with easy access to the A180 which provides excellent transport links to the ports, rail, airport and motorway network.

## DESCRIPTION

The Alexandra Dock Business Centre provides managed workspace consisting of 25 modern office suites across three floors which are encompassed by a central reception area and meeting room. Access to the Centre is 24 hour, 7 days a week via a security fob system. The centre is set in attractive surroundings and benefits from on-site car parking facilities, individual security alarm and CCTV surveillance.

The serviced reception is WI-FI enabled and operates during normal office hours providing friendly and professional services to clients and visitors. The meeting room is managed by reception along with other administrative services which includes postage and photocopying.

Each self-contained office is decorated and carpeted, glazed windows, fitted lighting and gas central heating. Shared kitchen and WC facilities are available throughout the building. Internet connectivity is via 50mbps downstream and 50mbps upstream, lease line.

## ACCOMMODATION

Sizes available between:  
9.8 sq. m (106 sq. ft.)  
39.9 sq. m (430sq ft.)

## TERMS

The letting will be on a three year lease with three months' notice for termination.

## RENT

The rental is payable monthly in advance on the first day of each month by Direct Debit payment. Rents quoted are inclusive of service charge and VAT, but exclusive of business rates, telecommunication charges, contents insurance and any other chargeable support services used on site.

## SERVICE CHARGE

The service charge includes the heating and electricity usage in the office, the cleaning, waste disposal, heating, lighting and maintenance of the common areas. Service charge is calculated annually based on the previous years running costs, in-line with the commercial property code of practise.

## REPAIRS

The tenant will be responsible for maintaining all internal repairs, decoration, fixtures and fittings within the premises.

For further information or to arrange a viewing of the centre, please contact:  
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