

# Grimsby Business Centre

King Edward Street, Grimsby,  
North East Lincolnshire, DN31 3JH



## LOCATION

The Grimsby Business Centre is located close to Grimsby Town Centre, with easy access to the A180 providing excellent transport links to the ports, rail, airport and motorway network.

## DESCRIPTION

The Grimsby Business Centre provides managed workspace consisting of 74 units for office accommodation and industrial use. Access to the centre is 24 hour, 7 days a week via a security access system. The Grimsby Business Centre benefits from on-site car parking facilities, a large loading bay, shared kitchen, WC facilities 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. Our welcoming on-site café provides a variety of refreshments and offers catering services to our meeting facilities.

Each self-contained workspace is cabled to Cat5e standard and the high speed fibre broadband internet service is shared via a 75Mbps connection.

## ACCOMMODATION

Sizes available between: 7 sq. m (75 sq. ft.)  
44.9 sq. m (483 sq. 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 cleaning, waste disposal, electricity, heating and maintenance of the common areas, but exclusive of heating and electricity consumption in the allocated workspace, this is charged at the current unit rate and billed at the end of each quarter period. 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:

Grimsby Business Centre, King Edward Street, Grimsby, North East Lincolnshire, DN31 3JH

Email: [gbc@nelincs.gov.uk](mailto:gbc@nelincs.gov.uk) Telephone: 01472 326297 – option 2 then option 4



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