

# Poplar Road Business Centre

Poplar Road, Cleethorpes  
North East Lincolnshire  
DN35 8BL



## LOCATION

The Poplar Road Business Centre is located close to Cleethorpes Town Centre, and has easy access to the A180 providing excellent transport links to Grimsby Town Centre, the ports, rail, airport and motorway networks.

## DESCRIPTION

The Poplar Road Business Centre provide managed workspace consisting of 22 workshops for industrial use and 9 office suites. Poplar Road residents can access support services which includes; meeting room facilities, postage and photocopying via business centres within the portfolio which operate during normal office hours.

## WORKSHOPS

Access to the workshops is 24 hour, 7 days a week; the site is secured via a main access gate and benefits from CCTV surveillance and onsite parking facilities. Each self-contained workspace includes integrated office space, kitchen and WC facilities. Workshops are cabled to Cat5e standard and the high speed broadband internet service is shared via a 30Mbps connection.

## OFFICE SUITES

Access to the office suites is 24 hour, 7 days a week via a security access system and benefits from CCTV surveillance and onsite parking facilities. Each self-contained office is decorated and carpeted with double glazed windows, fitted lighting and gas central heating. Shared kitchen and WC facilities are available throughout the building. Office Suites are cabled to Cat5e standard and the high speed broadband internet service is shared via a 30Mbps connection.

## ACCOMMODATION

Workshop sizes available between:

46.5 sq m (500 sq ft)

280 sq m (3014 sq ft)

Office Suite sizes available between:

10.5 sq m (113 sq ft)

26.8 sq m (289 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, 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:

Cleethorpes Business Centre, Jackson Place,  
Wilton Road Industrial Estate, Grimsby, North East Lincolnshire, DN36 4AS  
Email: [cbc@nelincs.gov.uk](mailto:cbc@nelincs.gov.uk) Telephone: 01472 326297 – option 2 then option 3



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