

# Innovation Centre

Innovation Way, Europarc  
Grimsby, North East Lincolnshire  
DN37 9TT



## LOCATION

The Innovation Centre is located at the heart of the prestigious Europarc development in Grimsby, with easy access to the A180 and only 3 miles to Grimsby Town Centre, it provides excellent transport links to the ports, rail, airport and motorway network.

## DESCRIPTION

The Innovation Centre provides managed workspace consisting of 54 modern office suites across two floors which are encompassed by a central reception area and high quality meeting rooms. Access to the Centre is 24 hour, 7 days a week via a security fob access system. The Innovation Centre is set in attractive landscaped surroundings and benefits from on-site car parking 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 full range of conference and meeting room facilities are managed by reception along with other administrative services which include postage and photocopying. Our welcoming on-site Coffee Shop with free WI-FI access provides a variety of refreshments and offers catering services to our meeting facilities.

Each self-contained office is decorated and carpeted with double glazed windows, suspended ceilings with fitted lighting and gas central heating. Shared kitchen and WC facilities are available throughout the building. Office suites are cabled to Cat5e standards and linked back to the server room via Cat6a standard cabling. Each office has super fast and reliable internet connectivity via 1gbps Virgin Media DIA circuit

## ACCOMMODATION

Ground Floor and First Floor Office  
Accommodation: 20 sq m (215 sq ft)  
42 sq m (452 sq ft)  
85 sq m (915 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 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:

Europarc Innovation Centre, Innovation Way, Europarc, Grimsby, North East Lincolnshire, DN37 9TT  
Email: [innovation.centre@nelincs.gov.uk](mailto:innovation.centre@nelincs.gov.uk) Telephone: 01472 326297 — option 2 then option 1

