

Cleethorpes Business Centre

Jackson Place
Wilton Road Industrial Estate
Grimsby, North East Lincolnshire
DN36 4AS



LOCATION

The Cleethorpes Business Centre is located at the heart of the Wilton Road Industrial Estate in Grimsby, ideally situated between Cleethorpes and Grimsby, it provides excellent transport links to the ports, rail, airport and motorway network.

DESCRIPTION

The Cleethorpes Business Centre provides managed workspace consisting of 51 units for office accommodation and industrial use. Access to the centre is 24 hour, 7 days a week via a security fob system. The centre is set in attractive landscaped surroundings and benefits from on-site car parking facilities, cycle storage, a large loading bay, shared kitchen areas, WC facilities and CCTV surveillance.

The unmanned reception area has a welcoming waiting area for tenant visitors. On-site conference and meeting room facilities are available with advance booking. Our welcoming on-site café with free WI-FI access 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 broadband is shared via a 50Mbps connection.

ACCOMMODATION

Sizes available between: 7.5 sq m (81 sq ft)
93.2 sq m (1003 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:

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