

# Humber Seafood Institute

Origin Way, Europarc  
Grimsby, North East Lincolnshire  
DN37 9TZ



## LOCATION

The Humber Seafood Institute 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, which provides excellent transport links to the ports, rail, airport and motorway network.

## DESCRIPTION

The Humber Seafood Institute is a state of the art research facility supporting the seafood, food and agriculture industries. The Institutes amenities offer the food sector the opportunity to research, develop and trial new products using the specialist manufacturing and processing facilities which has the capacity to imitate the full manufacturing process from research development to packaging and distribution. The broad spectrum of accommodation includes process development halls, refrigeration research facilities, chemical, microbiological and environmental laboratories, office accommodation, conferencing and meeting room facilities.

## ACCOMODATION

The Humber Seafood Institute provides workspace consisting of 8 modern office suites to sector specific businesses. Access to the Centre is 24 hour, 7 days a week via a security fob access system. The Humber Seafood Institute is set in attractive landscaped surroundings and benefits from free on-site car parking facilities, cycle storage and CCTV surveillance. The full range of conference and meeting room facilities are available with advance booking. The welcoming on-site restaurant with free WI-FI access provides a variety of refreshments and offers catering services to our meeting facilities. Each self-contained office is fully air conditioned, 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 standard and the dedicated high speed Internet connectivity via a 1Gbps Virgin Media DIA circuit.

## ACCOMMODATION

Sizes available between:  
21 sq. m (232 sq. ft)  
44 sq. m (475 sq. ft)  
116 sq. m (1250 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 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:

Humber Seafood Institute, Origin Way, Europarc, Grimsby, North East Lincolnshire, DN37 9TZ  
Email: [hsi@nelincs.gov.uk](mailto:hsi@nelincs.gov.uk) Telephone: 01472 326297 – option 2 then option 5