

# Immingham Business Units

Princess Street, Immingham  
North East Lincolnshire  
DN40 1LE



## LOCATION

The Immingham Business Units are ideally located on Princess Street, close to Immingham Town Centre, with easy access to the A180 which provides excellent transport links to the ports, rail, airport and motorway network.

## DESCRIPTION

The Immingham Business Units provide managed workspace consisting of 6 workshops. Access to the workshops is 24 hour, 7 days a week via a security code access system. The centre benefits from onsite parking facilities, individual roller shutter door, shared kitchen and WC facilities, security alarm and CCTV surveillance.

Immingham residents can access support services which includes; meeting room facilities, postage and photocopying via the Humber Seafood Institute reception which operates during normal office hours.

Each self-contained workspace is cabled to Cat5e standard and the broadband internet service is shared via a 30Mbps connection.

## ACCOMMODATION

Workshop sizes available  
between: 28 sq. m (301 sq. ft.)  
48.3 sq. m (520 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 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:

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Email: alexandradock.businesscentre@nelincs.gov.uk Tel: 01472 324695