

South Quay Business Units

Humber Bank South
Grimsby, North East Lincolnshire
DN31 3SD



LOCATION

The South Quay Business Units are located on Grimsby Fish Docks and has easy access to the A180 providing excellent transport links to Grimsby Town Centre, the motorway, rail and airport networks.

DESCRIPTION

The South Quay Business Units provide managed workspace consisting of 11 workshops. Access to the workshops is 24 hour, 7 days a week via a security fob access system. The centre benefits from onsite parking facilities, loading area with a roller shutter door, shared kitchen and WC facilities, security alarm system and CCTV surveillance.

South Quay residents can access support services which includes; meeting room facilities, postage and photocopying via the Alexandra Dock Business Centre 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 7.5Mbps connection.

ACCOMMODATION

Workshop size:
24 sq. m (258 sq. ft.)

TERMS

The letting will be on a flexible 'easy in-easy out' Tenancy Agreement with only four weeks' 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:

Alexandra Dock Business Centre, Fisherman's Wharf,
Alexandra Dock, Grimsby, North East Lincolnshire, DN31 1UL
Email: adbc@nelincs.gov.uk Tel: 01472 324695



Working in Partnership