

## BUSINESS INVESTMENT & TOURISM SERVICES



# TO LET

# Offices & Workshops

Bridlington Business Centre, Enterprise Way, Bridlington YO16 4SF



### LOCATION

The business centre is located on the established Bessingby Industrial Estate

### DESCRIPTION AND SIZES

4 Workshops ranging from 369-565sqft and 21 Offices ranging from 80-325sqft

### GENERAL

Bridlington Business Centre was constructed in 1998 to provide good quality purpose built workshops and offices with excellent on-site support facilities. This business centre boasts modern conference and meeting spaces, recently refurbished offices, kitchens and communal areas, a shared loading bay and ample on-site car parking

### SPECIFICATION

Brick build with profiled steel clad roof. Workshops : 1, 2, 3 & 4 – gas heating, water supply & sink area, external roller shutter for loading, high level ceilings. Offices: single personnel door, electric storage heaters and block walled finish. Communal toilets and kitchens. Lighting – fluorescent tubes. External area – loading zones, on-site parking, garden areas

### BUSINESS RATES AND VAT

VAT not payable. Business Rates are included in the licence fee

### VIEWING

Viewings are available during office hours 9am – 4pm. Please ring to arrange an appointment

#### Enquiries



(01262) 401399



bridlington.business.centre@eastriding.gov.uk

#### Keep in touch



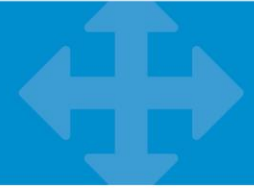
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# BUSINESS INVESTMENT & TOURISM SERVICES



## TERMS OF OCCUPATION

Tenure	Licence Agreement - available on `easy-in, easy-out` terms, terminable on the giving of one months' notice subject to an annual business review
Rent	Licence Fee (payable monthly by direct debit) includes – reception services (meet and greet visitors; receive post and deliveries); access to a wider business support network; refuse/recycling facilities; communal area cleaning; business rates; building insurance
Deposit	(Equivalent to one month's rent) payable upfront.
Uses	Suitable for a wide variety of office based and light industrial businesses, B1 classification. Retail, vehicle repair and/or maintenance or related businesses are not permitted.
Repairs / Maintenance	Licence holders are responsible for internal repairs and decoration only Licence holder required to have in place Public Liability Insurance in the sum of £2m in respect of any one incident.
Outgoings	Licence holder responsible for all outgoings
Conference Facilities	Our comfortable meeting room is capable of holding a maximum of 18 delegates. The room has a fixed projector and screen, fixed whiteboard flipchart, TV/DVD and WIFI all included within the hire charges. Refreshments can be arranged upon request

## SITE LAYOUT AND CURRENT MONTHLY LICENCE FEE



Unit Number	Area Sqft	Area Sqmt	Monthly Fee £
1*	371	34	423.00
2*	369	34	422.00
3*	370	34	423.00
4*	565	52	605.00
5	197	18	268.00
6	199	18	268.00
7	198	18	269.00
8	200	19	271.00
9	222	21	286.00
10	162	15	219.00
11	161	15	212.00
12	293	27	356.00
13	218	20	281.00
14	80	7	112.00
15	311	29	379.00
16	242	22	311.00
17	205	19	278.00
18	213	20	275.00
19	153	14	208.00
20	151	14	205.00
21	193	18	259.00
22	192	18	259.00
23	192	18	259.00
24	230	21	298.00
25	325	30	395.00

## DISCLAIMER

### Misrepresentation Act: 1967: (as amended by section 8 (1) of the Unfair Contract Terms Act 1977)

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Project Part-Financed by the European Union

European Regional Development Fund

