

# MABLETHORPE

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## BUSINESS CENTRE



T: 01507 474400  
E: [mablethorpe-bc@e-lindsey.gov.uk](mailto:mablethorpe-bc@e-lindsey.gov.uk)  
W: [www.e-lindsey.gov.uk/businesscentres](http://www.e-lindsey.gov.uk/businesscentres)



*served by One Team*

# Welcome to Mablethorpe Business Centre

We are aimed at smaller businesses who recognise the attraction and convenience of modern premises, combined with all the essential support services you may need, being available under one roof with clear, simple billing.

To book a tour or to discuss any of your business requirements in further detail, please contact our team who will be happy to help.

We look forward to hearing from you.

*The Mablethorpe Business Centre Team*

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### Mablethorpe Business Centre

Enterprise Road, Golf Road Industrial Estate  
Mablethorpe, Lincolnshire, LN12 1NB

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### Our partners



# Our Services

Mablethorpe  
Business Centre

## What we can offer you...

- Professional office suites, ranging in size from 12.32 sq m to 37.9 sq m (132.56 sq ft to 408.02 sq ft)
- Workshops ranging from 33.57 sq m to 60.26 sq m (361.21 sq ft to 648.40 sq ft)
- Broadband connectivity
- Clear, simple, monthly billing
- Tenure renewed every three years
- Controlled door access, intruder alarm (workshops only) and digital CCTV surveillance providing a secure working environment with 24-hour access (subject to agreement)
- Fully compliant with the Disability Discrimination Act legislation to ensure access for all users
- Call handling facility providing consistent reliable contact with your clients during office hours – even when you're out of the office
- Secure mail boxes
- Dedicated client waiting and informal networking areas
- Shared kitchen area
- Dedicated on-site parking
- Secure cycle shed
- No legal set up fees
- Access to free business advice

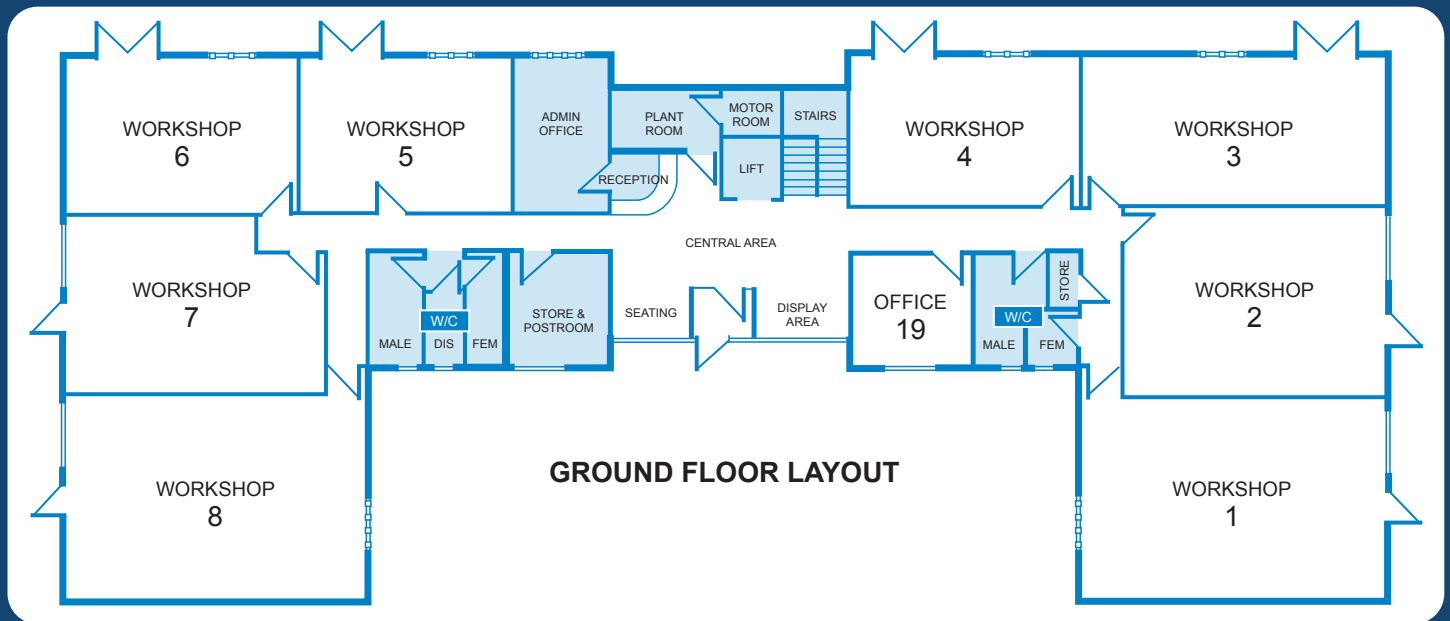


# Our Units

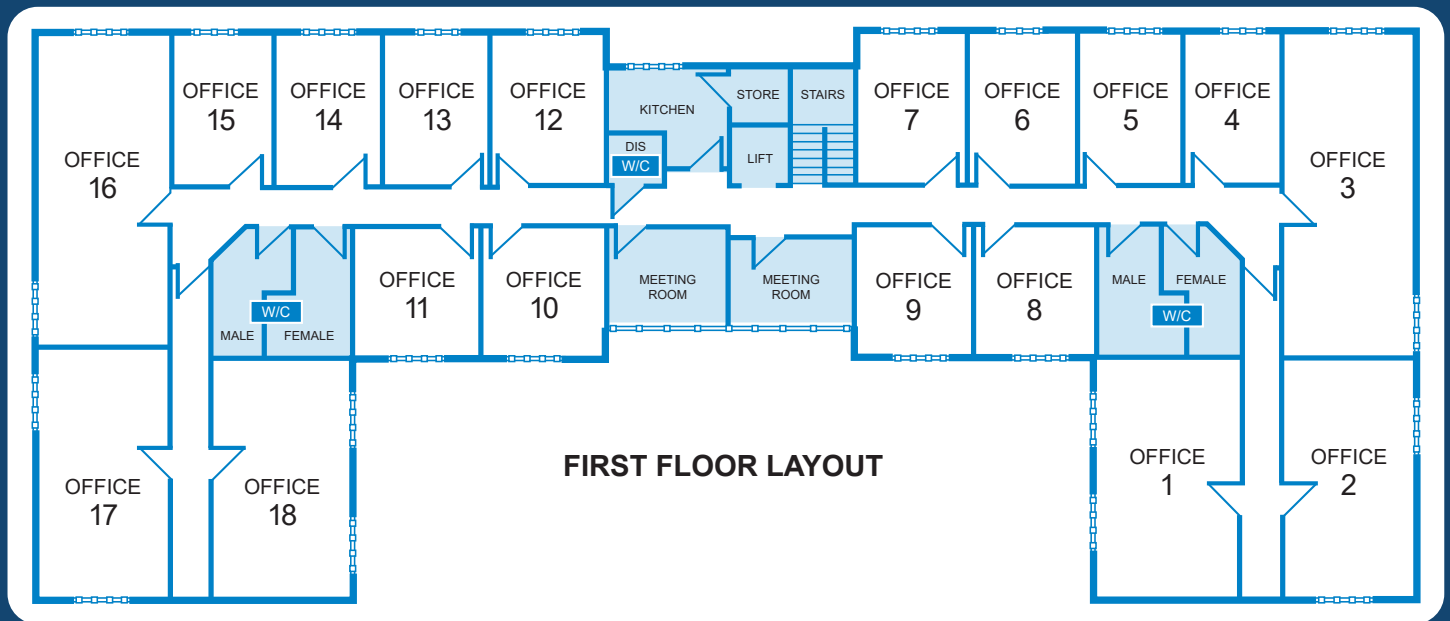
## Office/Workshop Accommodation and Room Specification

- 16 professional office suites ranging in size
- 8 workshop units ranging in size
- Advanced broadband connectivity
- Affordable 'Easy in – Easy out' terms of tenancy
- Each office is carpeted and decorated to a clean, modern finish
- Ample power sockets and voice/data outlets
- Individual intruder alarm (workshops only)

## Ground Floor Office Layout



## First Floor Office Layout



Workshops Ground Floor	Size		Offices	Size		Offices	Size	
	SQ.M	SQ.FT		SQ.M	SQ.FT		SQ.M	SQ.FT
1	60.26	648.40	1	31.76	341.74	9	13.64	146.77
2	46.30	498.19	2	28.84	310.32	10	13.64	146.77
3	46.80	503.57	3	37.92	408.02	11	15.33	164.95
4	36.90	397.04	4	13.25	142.57	12	14.48	155.80
5	33.57	361.21	5	14.65	157.63	14	14.65	157.63
6	35.27	379.51	6	14.65	157.63	17	28.84	310.32
7	47.98	516.26	7	14.48	155.80	18	31.76	341.74
8	58.32	627.52	8	15.33	164.95	19	12.32	132.56

All dimensions are approximate and should be used as a guide only. We reserve the right to alter specifications without prior notice.

# What's included...

## Inclusive Costs

- Call handling facility during office hours, 9am to 5pm - Monday to Friday
- 24 hour / 7 day week access
- Heating
- Electricity - \*offices only
- Telephone installation and equipment rental\*\*
- Office waste disposal
- Incoming postal service Monday to Friday
- Secure mail boxes
- Full listing on tenants boards
- Car parking - with designated disabled spaces
- Cleaning to all communal areas to include: kitchen, toilets and external windows
- Building and grounds maintenance
- Building insurance
- Security: CCTV, all workshops are individually alarmed
- Fire monitoring
- DDA compliant facility
- Lift
- Access to Business Advice

## Additional Costs

- Telephone call charges and line rental
- Business Rates (paid direct to Valuation Office)
- Any additional services
- Electricity - \*workshops only
- Additional keys
- Lease renewal charge, including any other changes that require a new lease completing

*\*\* Only applicable if Centre phones are used.*

# Terms & Conditions

This is intended as a quick reference guide.

**\*For detailed terms please refer to a copy of the standard lease. \*Please be aware that occupation of the unit is not possible until the lease has been completed and signed.**

## Term:

The units are available on a three-year lease. The lease will be contracted out of the Landlord and Tenant Act 1954, which means that there is no right to stay in the unit when the lease ends. The tenant must provide one month's notice to quit, one month's notice is also required for Mablethorpe Business Centre.

## Rent:

Rent is required monthly in advance and is subject to VAT.

## Service Charge:

Service charge is applicable and is required monthly in advance. It is subject to VAT and reviewed annually. It covers gas, electricity (offices only), water/sewerage, cleaning and maintenance of the common parts and grounds etc.

## Rates:

The tenant is responsible for the payment of business rates.

## Outgoings:

The tenant is to be responsible for outgoing not covered by the service charge, including telephone services, ad hoc re-charges (i.e. additional keys) and electricity charges (workshops only).

## Repairs:

The premises are to be taken as found. The tenant will be responsible for internal repairs and decoration to occupied offices outside of fair wear and tear. The landlord undertakes all structural and external repairs.

## Insurance:

The landlord is to arrange building insurance, which is re-charged to the tenant by way of a service charge.

## Contents Insurance:

The tenant will be responsible for arranging insurance for all contents cover.

## Alienation:

The tenant is not to assign, sublet or otherwise part with possession or share occupation of the whole or part of the premises.

## Alterations:

The tenant is not to improve, modify, extend or otherwise alter the premises.

## Permitted Use:

The units are to be used for office use only.

## Legal Costs:

Each party shall bear their own costs and legal fees involved in the lease preparation and completion.

The tenant is responsible for all lease renewal charges, including any other changes (i.e. moving units, name changes) that require a new lease to be completed.

The tenant will be required to pay all the associated legal fees for their lease should they decide to vacate within the first 12 months.

\*You should be aware that the code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The code is available through professional institutions and trade associations or through the website:

[www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)

# Virtual Office Service

If you don't require actual premises, but would like to still benefit from our business services, then why not consider a Virtual Tenancy.

With two packages to choose from, allowing various amounts of business support, you are sure to find one that suits. Virtual tenants can use our address and have their own telephone number for their business (dependent on chosen package).

## Terms & Conditions

- All agreements will be for a minimum period of three months and we will require one month's notice in writing to terminate the agreement
- Charges are payable in advance by standing order on the first day of each month
- Charges for additional services received throughout the month will be invoiced separately on a monthly basis. If payment is not received for services before the end of the month the facility will be automatically terminated

Services	Bronze	Silver
Basic monthly charge per calendar month.	£37.50	£65.00
No set up costs.	✓	✓
Use of Business Centre address for correspondence, letterheads etc, to provide your company with a real business presence.	✓	✓
Secure mail box located in the Centre Reception. You will be provided with a key and security fob so you can collect at your convenience.	✓	✓
Parcel delivery and collection service available using the Business Centre address for standard sized items only, available Monday to Friday 9am to 5pm. Items left at own risk.		✓
Use of Business Centre main telephone number for incoming calls, message taking service.	✓	✓
Unique company telephone number answered / greeting in the name of your business, message taking service.		✓
Access to free business advice.	✓	✓
Included in centre marketing and events.	✓	✓

\*\*\*ALL PRICES EXCLUDING VAT\*\*\*





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