



TO LET:

01482 645522

64 St. Peters Avenue, CLEETHORPES, DN35 8HP



Call now to check rents and current availability.

FEATURES

Located in central Cleethorpes close to public car park

Individual offices available from 6.59 sq m (71 sq ft) - 22.30 sq m (240 sq ft)

Managed reception, use of meeting room

Inclusive rental on flexible lease terms

CONTACT

Carl Bradley

carlbradley@clarkweightman.co.uk

07971 875 863

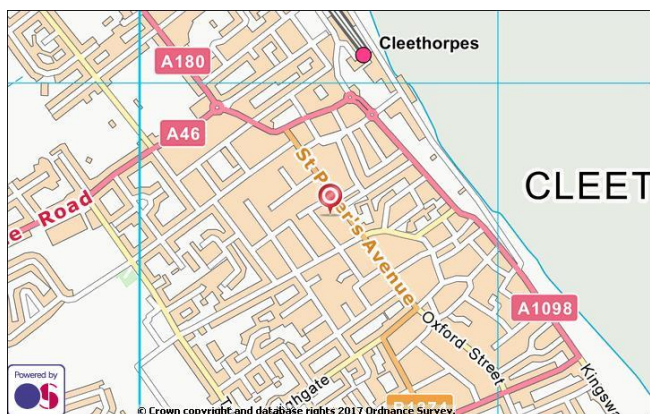


To Let: 64 St. Peters Avenue, CLEETHORPES, DN35 8HP

DESCRIPTION

The E-Factor managed office centre on St Peters Avenue has been recently refurbished to a high standard and the office is offered to let on a furnished basis. The office has access to a serviced and managed reception area, telephone services and broadband internet. There is an on site meeting room and kitchen and tenants of the building also benefit from a full range of E-Factor benefits and services. Included in the rent:- utility charges, IT connectivity, broadband and internet connection, 24/7 monitored security, building repairs, maintenance and insurance, postal collection and telephone messaging service. Other onsite facilities available at an additional charge include meeting room hire, photocopying and printing. The tenants pay their own business rates (although small business rate relief is usually available), telephone charges, contents and business insurance.

LOCATION



The offices are situated within the E-Factor managed office centre which is located on the west side of St Peters Avenue adjacent to St Peters Church and virtually opposite Albert Road. St Peters Avenue is the principal shopping street in Cleethorpes and is home to a variety of businesses. This end of St Peters Avenue is also home to a variety of commercial users including estate agents, solicitors and accountants. The property benefits from being close to a pay and display car park and there is also short term on street parking available in the immediate vicinity.

TERMS

The lease for each individual office is based on a flexible easy in / easy out agreement with only 3 months notice being required. Rent is per calendar month and payable in advance by direct debit. We do not usually require a deposit or rent bond.

ACCOMMODATION

Individual offices are available from 6.59 sq m (71 sq ft) - 22.30 sq m (240 sq ft).

Please call now to check current availability.

OTHER INFORMATION

Local Authority - North East Lincolnshire Council

Rateable Value – Please discuss with us.

EPC - TBC

Services - All mains services are connected to the property. Prospective occupiers are advised to check on the adequacy of these services for their proposed use.

VAT - All prices expressed in these particulars are exclusive of VAT. VAT is not applicable to this transaction.

Commercial Property Leases – Prospective tenants are advised to take professional advice before entering into a lease. A copy of The Code for Leasing Business Premises in England and Wales 2007 can be viewed online at www.leasebusinesspremise.co.uk.

Legal Costs – Each party will be responsible for their own legal costs in respect of this transaction.

Notice - Clark Weightman Limited for themselves and for Vendors or lessors of this property whose agents they are giving notice that: (I) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (II) all descriptions, dimensions, referenced condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (III) no person in the employment of Clark Weightman Limited has any authority to make or give any representation or warranty whatever in relation to this property. Agency Pilot File Reference: 17/167.

