

Brought to you by Lincolnshire County Council

OFFICE SUITES TO LET



AURA BUSINESS CENTRE

HEATH ROAD, WAINLEET ROAD,
SKEGNESS, PE25 3SJ

20 offices ranging from 24sqm (258sqft) to 75sqm (807sqft)

Aura Business Centre provides offices with 24/7 access and facilities needed to make working life easy for small to medium businesses. These include a staffed reception, superfast broadband, free Wi-Fi, meeting rooms, plus kitchens, toilets, a lift, and is fully accessible.

Located on the busy Wainfleet Road Industrial Estate, within a short distance of the popular seaside town's amenities. There is an on-site car park providing free parking for tenants and visitors, 24/7 CCTV both internally and externally and electric vehicle charging points.

Offices are air-conditioned, heated, carpeted, and have plastered walls, perimeter trunking and suspended ceilings with inset lights. The double glazed windows have fitted blinds. Tenant kitchens are fitted with fridges, microwaves and water boilers for shared use.

WORKSPACE BENEFITS

The benefits of our workspaces for your business include reduced costs, smoother cash flow, easier budgeting, time saving, flexibility and peace of mind, enabling you to move in quickly and then focus on running and growing your business.

Included in the Lease:

- Postal delivery and collection to/from site
- Individual intruder alarm to offices
- Internal/External fob access
- Grounds maintenance
- Cleaning of communal areas
- External window cleaning & internal common area glass cleaning
- Monitored out of hours security
- Building Insurance
- Heating
- Aura handsets and 1 dedicated phone line
- Waste Disposal

TO FIND OUT MORE CONTACT:

ERPropertyManagement@lincolnshire.gov.uk
01754 896902

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Tenure:

Our simple flexible 3, 4 or 5 year leases provide tenants with the security they need to grow their businesses but with the ability for them to terminate on just one month's notice.

The offer of a commercial tenancy is Subject to Contract and Council Approval, following a successful application process.

Class Use:

E(g)

Additional Charges

- Business Rates – charged directly to tenant by East Lindsey District Council
- Telephone call charges
- VAT
- Use of Electric Car Charging Points

Optional/Chargeable

- 100 megabyte Lease Line
- Outgoing postal services
- Meeting Room hire
- Printing/photocopying/laminating/ faxing
- Virtual Tenancy – Postage Only

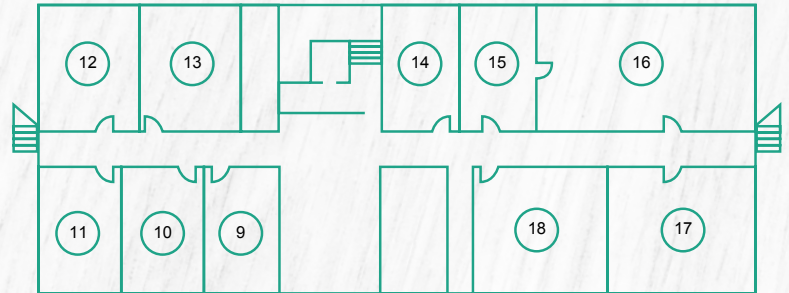
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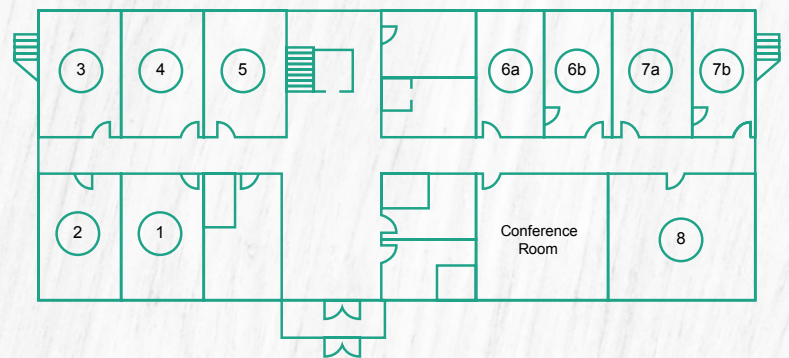
Location:

For a location plan, [CLICK HERE](#)

First Floor



Ground Floor



All of our Business Centres offer advice through the Business Lincolnshire Growth Hub Advisor Panel. For more information please visit www.businesslincolnshire.com

Thinking of somewhere else, too? We have offices to let in our four other business centres and other premises in Caistor, Gainsborough, Lincoln and Market Deeping, and commercial and industrial premises to let in Alford, Boston, Lincoln, Long Sutton, Market Rasen, Pinchbeck, Sleaford and Sutterton. We also have serviced development land for sale in, Holbeach, Kirton, Lincoln and Skegness.

Office Suites – Current Availability

Unit	Size	Rent (£pa) exc. VAT <small>(Subject to annual review in line with RPI)</small>	Available	Situated

Managed by LCC by Economic Infrastructure | Terms & Conditions: These particulars are set out as a general outline only, for guidance of intended purchasers or lessees and do not constitute any part of an offer or contract; all descriptions, dimensions, reference to 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 otherwise as to the correctness of each of them; No person in the employment of Lincolnshire County Council has any authority to make or give any representation or warranty whatever in relation to any property.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require the Authority to formally identify parties to a transaction. Interested parties will therefore be required to provide proof of identity and address, normally a photo card driving licence or passport and recent utility bill.