

Brought to you by Lincolnshire County Council

# OFFICES & WORKSHOPS TO LET



The centre for innovation at the FEZ

## THE HUB SOUTH LINCOLNSHIRE FOOD ENTERPRISE ZONE CIBUS WAY, HOLBEACH PE12 7FH

26 Offices ranging from 12.4sqm (133sqft) to 31.8sqm (342sqft) and 8 Workshops ranging from 33.2sqm (357sqft) to 34sqm (365sqft)

The Hub is a modern, purpose built and fully accessible Mixed Use Centre providing offices with 24/7 access and facilities needed to make working life easy for small to medium businesses. These include a staffed reception, CCTV, on-site Café, superfast broadband, free Wi-Fi accessible in conference and meeting rooms, modern kitchens, toilets, showers, cycle storage and access to electric vehicle charging points.

Situated west of Holbeach, adjacent to the A17/A151 junction, The South Lincolnshire Food Enterprise Zone is at the heart of the UK's Food Valley, centred in the middle of a global food processing cluster. It is within easy commuting distance of Spalding and Peterborough, allowing direct train access to London. A large on-site car park provides free parking for over 70 vehicles, plus an additional 7 electric vehicle charging points, 4 car sharing spaces and cycle storage

Offices and workshops at the Hub can be tailored to suit the needs of the tenant, that allow flexible, cost-effective property solutions that would allow food industry participants the chance to enhance knowledge, boost productivity and grow.

### 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
- Waste disposal



TO FIND OUT MORE CONTACT:

[TheHub@lincolnshire.gov.uk](mailto:TheHub@lincolnshire.gov.uk)

[www.BusinessLincolnshire.com](http://www.BusinessLincolnshire.com) | 01406 439988



**THE HUB**  
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**Tenure:**

Our simple, flexible leases provide tenants with the security they need to grow their businesses but with the ability for them to terminate early 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

**Additional Charges**

- Business Rates – charged directly to tenant by South Holland District Council
- Electricity Costs
- Telephone call charges
- VAT
- Use of Electric Car Charging Points

**Optional/Chargeable**

- Outgoing postal services
- Additional phone lines
- Meeting Room hire
- Additional office keys & fobs
- Printing/photocopying/laminating/faxing
- Virtual Tenancy

**EPC rating**

A

**Location:**

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

**Office Suites – Current Availability**

| Suite | Size | Rent (£pa) exc. VAT<br><small>(Subject to annual review in line with RPI)</small> | Available | Situated |
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All of our Business Centres offer advice through the Business Lincolnshire Growth Hub Advisor Panel. For more information please visit [www.businesslincolnshire.com](http://www.businesslincolnshire.com)

Thinking of somewhere else, too? We have offices to let in our five other business centres and other premises in Caistor, Gainsborough, Lincoln, Market Deeping and Skegness, 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, Gainsborough, Holbeach, Lincoln and Skegness.

**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.