

# Suites to Let

Serviced Offices Available at Normanby Gateway,  
Lysaghts Way, Scunthorpe, DN15 9YG

**North  
Lincolnshire**  
Council

# Suites to Let

- Modern multi-let building
- Excellent location in terms of easy access to motorway network and town centre
- Substantial free of charge private car parking with EV charge points
- Serviced reception /onsite building management
- Changing facilities with showers
- Shared kitchen facilities throughout
- Separate meeting rooms for hire
- Hi speed internet connectivity with full support
- Professional business environment
- Rents from £207 plus VAT per month (inclusive of service charge)
- Space available from 136sqft (12.6m<sup>2</sup>) to 131.4m<sup>2</sup>(1414sqft)





## Location

Normanby Gateway is located at the entrance to the prestigious Normanby Enterprise Park which is situated off Normanby Road (B1430) being approximately 2 1/2 miles North of Scunthorpe town centre. The location benefits from good vehicular access to the A1077, M181 and M180 which in turn provide access to the national motorway network.

## Accommodation

The facility comprises of a two storey office complex which has been divided to provide a range of hi-tech office accommodation ranging from small incubator suites to larger company offices.

The building has the advantage of being professionally managed and includes a fully manned spacious reception area with meeting rooms, passenger lift and also a café/lounge area.

Each suite benefits from suspended ceilings and sfitted lighting, electric heating, double glazing and carpeting,

## Car Parking

Well lit and landscaped car park with EV charging points and cycle spaces.

## Planning

The Tenant shall be responsible for obtaining any necessary permission required for the proposed use. No warranty is given that any such application would be successful although generally office use will be permitted.

## Highways access

The site is accessed from Lysaghts Way.

## NNDR

The tenant will be responsible for payment of any business rates that are levied on the suite.

Interest parties are advised to contact the council's Business Rates team for further details and for further information regarding Small Business Rates Relief.

It is likely that most suites will qualify for assistance [nndr@northlincs.gov.uk](mailto:nndr@northlincs.gov.uk)

## Service Charge

The Tenant will be responsible for a fair proportion of the landlord's expenses incurred in respect of the repair/maintenance and upkeep of the common parts of Normanby Gateway including the car park, landscaping, reception area and café and the overall management of the complex. This is captured within The Building Service Charge.

An additional charge will also be made to cover the maintenance and support of the VPN and broadband internet access. This is captured by a Technical Service Charge.

Estimated service charges are provided below and will be subject to annual reconciliation.



## Available to let and rents

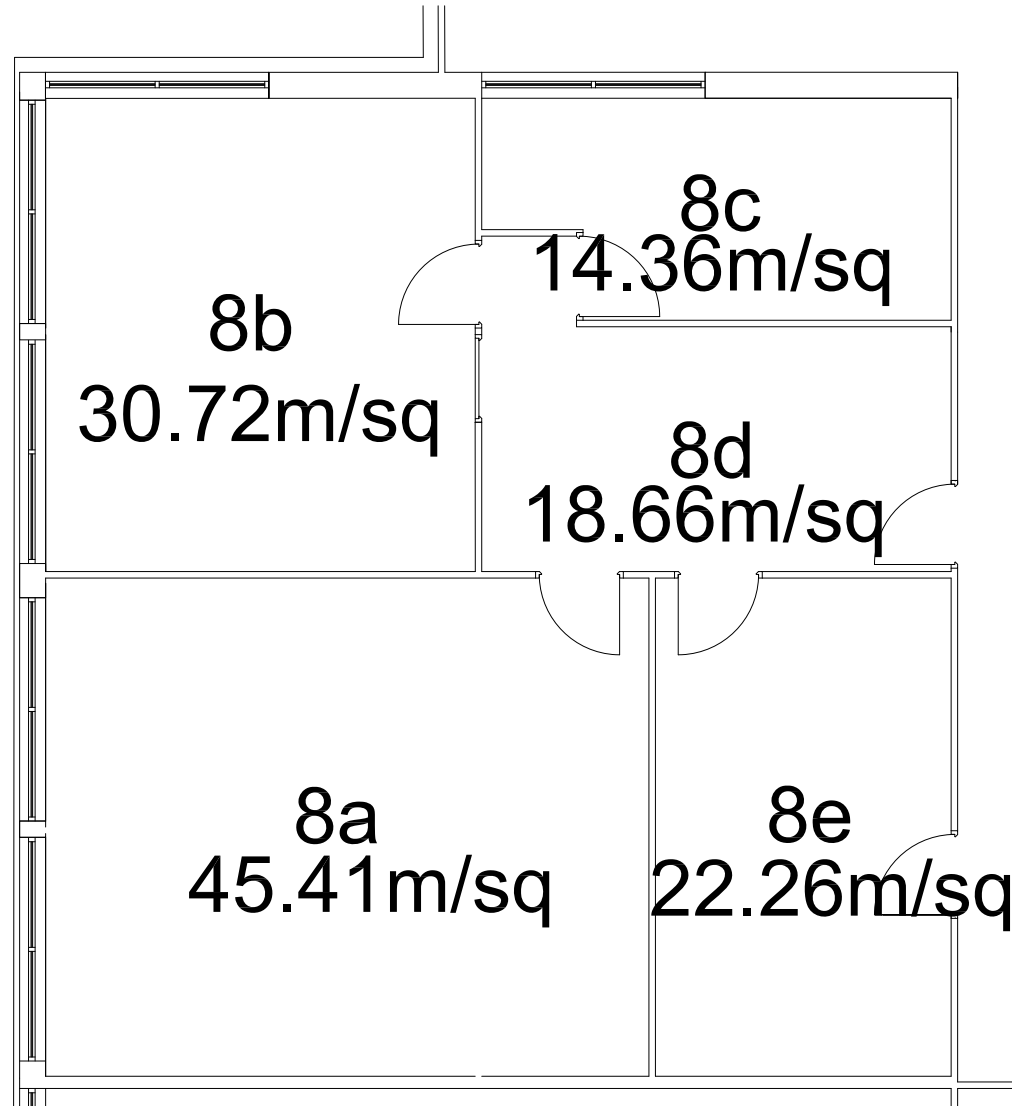
# Suite 8

- total 131.4m<sup>2</sup>(1414sq ft)

Suite 8 - total 131.4m<sup>2</sup>(1414sq ft)  
Rent **£13850** per annum plus VAT.

Building Service Charge £8565.40  
plus VAT Technical Service Charge  
£1752.76 plus VAT and per annum.

May split the above as currently  
arranged across four/five potential  
suites. Plans available on request.



### Suite 12c - 15.5 m2 (167sqft)

Rent £1840 Per annum plus VAT

Building service charge £1016.82 plus VAT per annum  
Technical Service charge £ 209.43 plus VAT per annum

### Suite 12d - 12.6m2 ( 136sqft)

Rent £1,495.00 Per annum plus VAT

Building Service Charge £823.23 Per annum plus  
VAT Technical Service £167.54 Per annum plus VAT

### Suite 14b - 16.55m2 (178sq ft)

Rent £1950 Per annum plus VAT

Building Service Charge £1078.74 Per annum plus VAT  
Technical Service £241.65 Per annum plus VAT

### Suite 20 - 55.6m2 (598sqft)

Rent £ 5995 plus VAT per annum

Building Service charge £3623 plus VAT per annum  
Technical Service charge £741.06 plus VAT per annum

### Suite 26 - 24m2 (258sqft)

Rent £2,700 Per annum plus VAT

Building Service Charge £1569.55 Per annum plus VAT  
Technical Service £322.20 Per annum plus VAT

### Suite 46 - 25m2 (269sqft)

Rent £3,400 Per annum plus VAT

Building Service Charge £1983.45 Per annum plus VAT  
Technical Service £405.97 Per annum plus VAT

### Suite 47 - 25m2 (269sqft)

Rent £2,990.00 Per annum plus VAT

Building Service Charge £1633.43 Per annum plus VAT  
Technical Service £335.08 Per annum plus VAT

### EPC

Certificates for each suite are available on request  
and are either Band B or C.

### Photo Voltaic Cells

It is hoped that recently installed photo voltaic cells  
will substantially reduce the building service charges  
at year end

### Lease Term

A three year lease term with an annual break  
clause negotiable.

Extra Charges are made for electricity used in the  
suites - each suite is individually metered.VoIP  
telephones if required are currently charged at £10.50  
per line for rental plus £7 per handset per month Plus  
VAT with call charges billed monthly in arrears.

The Tenant takes the premises in its present state  
and condition shall be deemed to have full notice  
thereof and no implied or express warranty is given  
by or on behalf of the Landlord of the condition of  
the premises or the suitability of the premises for any  
intended use.

The Tenant shall be responsible for all internal repairs  
to the suites.

The reimbursement of a proportion of the annual  
property insurance premium for the full building is  
captured in the service charge.

The lease will be contracted out of the provisions of  
the Landlord and Tenant Act in relation to security  
of tenure.

### Legal Costs

The Tenant shall be responsible for payment of the  
Council's Legal costs of £350.

### VAT

The building is registered for VAT, hence the charges.

## PLEASE NOTE

- We have made every effort to ensure accuracy of these details, although it cannot be guaranteed. Errors and omissions will be excepted.
- These particulars are an outline for guidance for prospective purchasers or lessees and do not constitute an offer of contract.
- Purchasers must rely on their own inspection of the property to satisfy themselves of any statement within these particulars.
- Services and appliances (including all mechanical and electrical have NOT been tested, although any appropriate information will be made available upon request for information purposes only and cannot be relied upon). We recommend that a suitably qualified person inspects all appliances/ services/structures before any contractual commitment.
- Any measurements or areas are approximate and for guidance purposes only.
- Prospective purchasers are advised to contact the appropriate council departments independently for clarification and verification of rating, highways or planning matters

*The council has a statutory duty to remain open to offers on any land or property until contracts are exchanged or an appropriate council approval is obtained. The council will not be liable for fees attributable to any abortive lease.*



## Reception Area





## Example of meeting room available

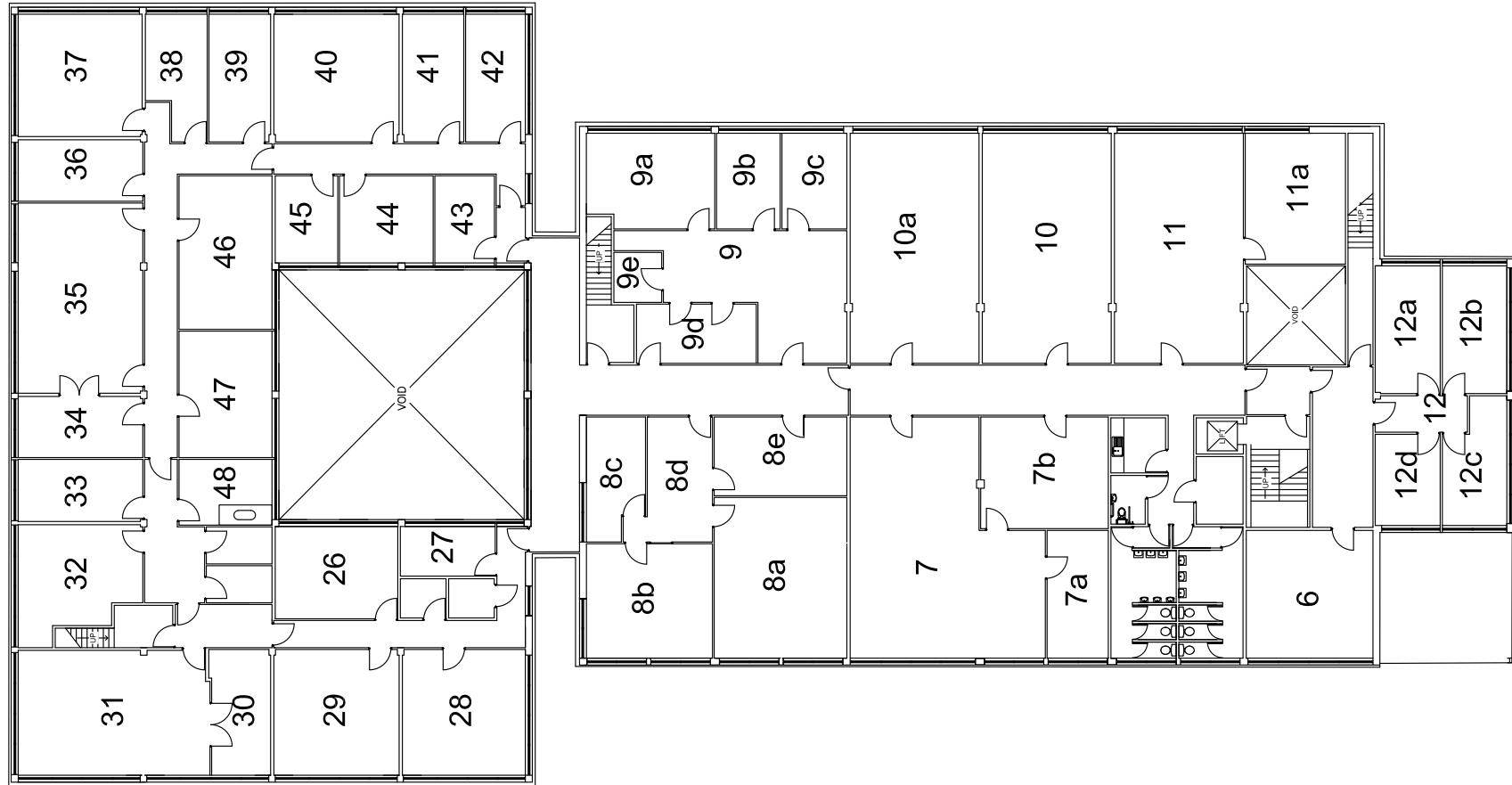




# Layout Plan Ground Floor

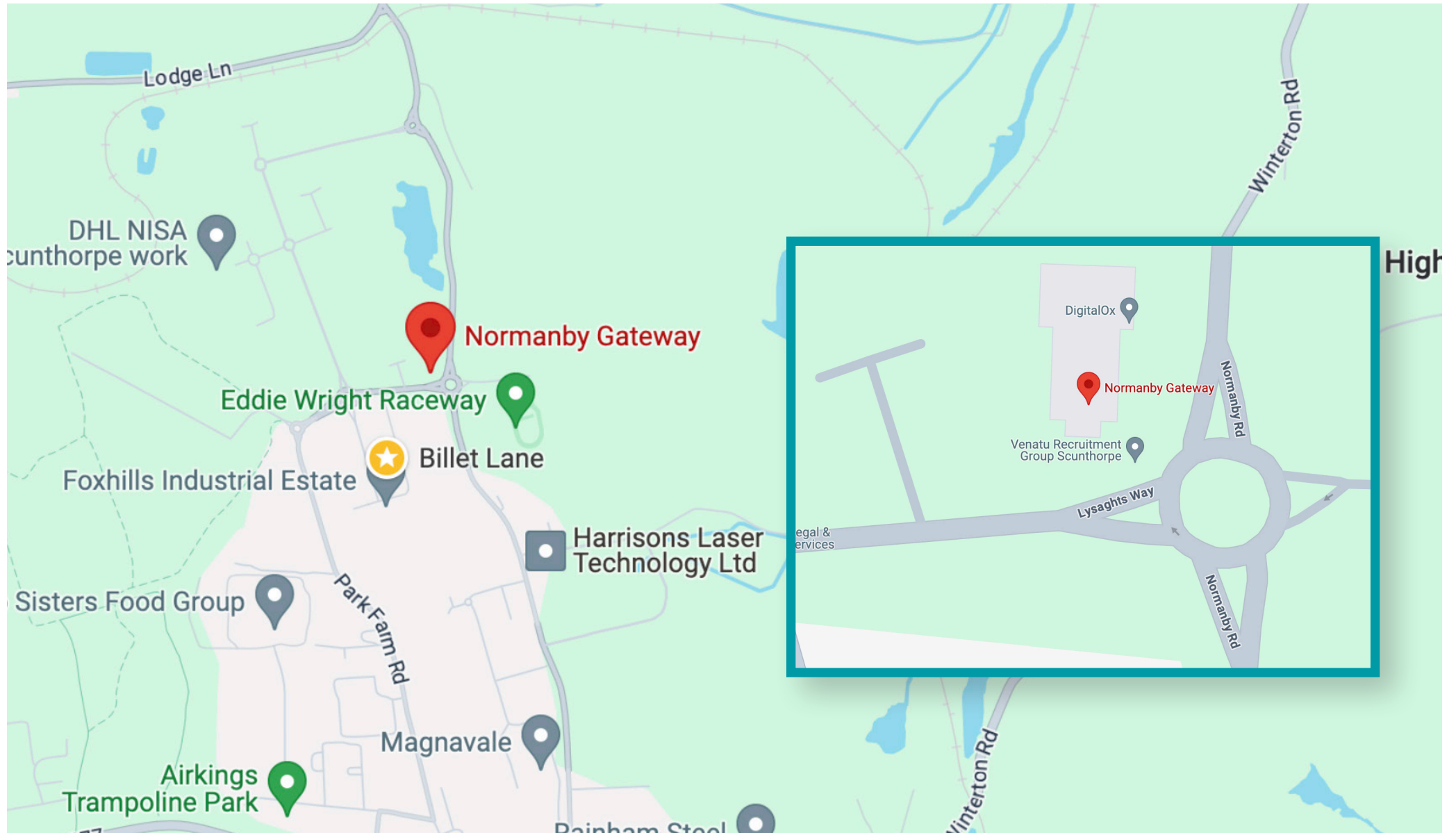


# Layout Plan First Floor





## Location



North Lincolnshire Council  
CHURCH SQUARE HOUSE

## Contact



01724 275000



[ngreception@yahoo.com](mailto:ngreception@yahoo.com)



Church Square House, 30-40 High Street,  
Scunthorpe, North Lincolnshire, DN15 6NL