

INVEST IN NORTH LINCOLNSHIRE

North
Lincolnshire
Council

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HM Government



ENTERPRISE & INNOVATION HUB

A NEW CORPORATE ATTITUDE

27,857 SQ FT GRADE A OFFICE ACCOMMODATION & CO-WORKING BAR DESIGNED FOR FORWARD THINKING OCCUPIERS



ENTERPRISE & INNOVATION HUB

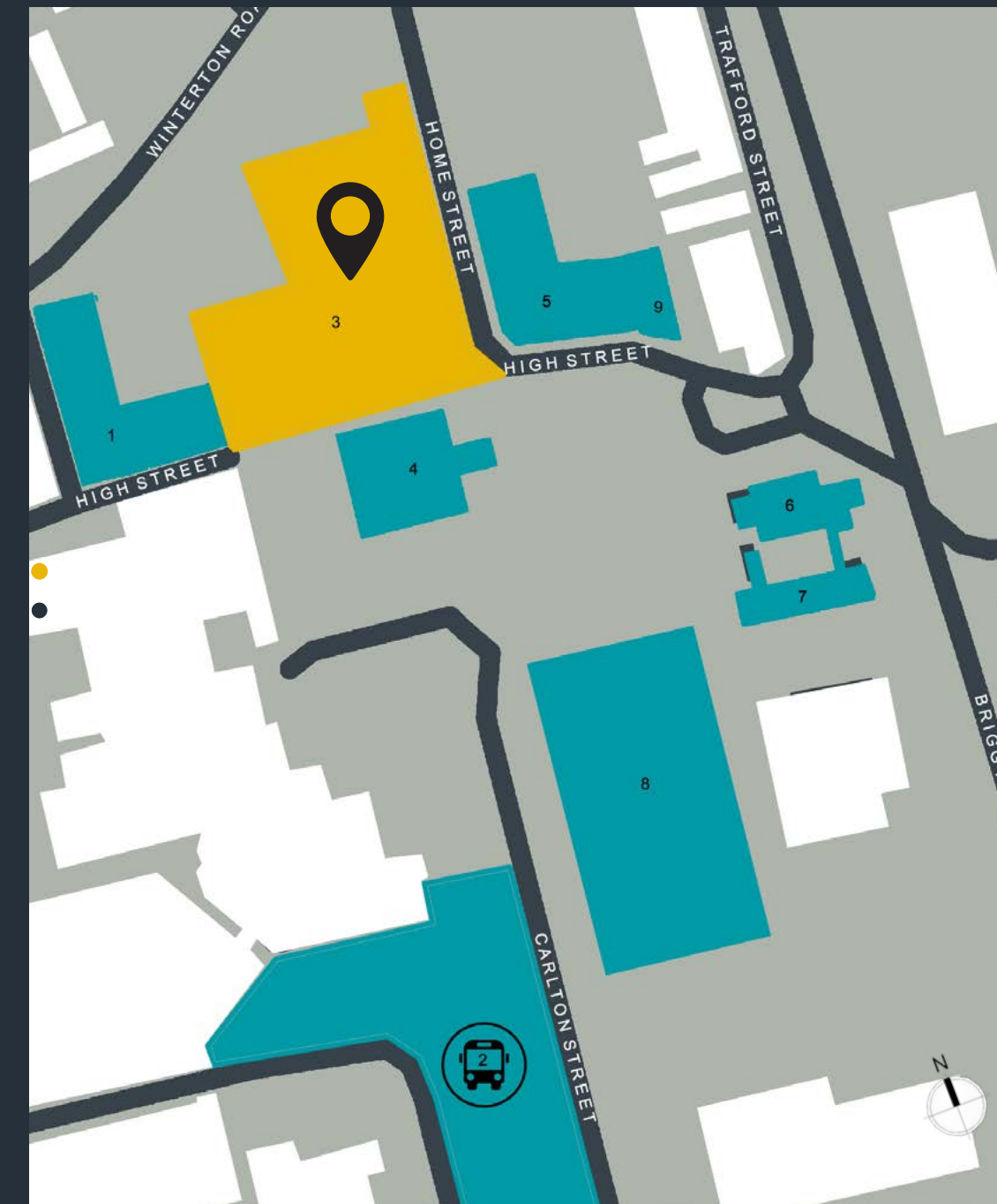
A DIVERSE DESTINATION, THAT OFFERS AN OUTSTANDING BUILDING, BUSINESS AND CO-WORKING CAFE & BAR

Set in the heart of Scunthorpe's High Street, the iconic Enterprise and Innovation Hub will offer 27,857 sqft of outstanding new flexible office and co-working café/bar space and is set to be one of the most exciting opportunities in the region.

The Hub situated on a prime development site will bring a unique and exceptional offer to North Lincolnshire, providing a range of high-quality office space and flexible co-working environments for all sectors.

The multi-million pound commercial development will meet new forward-thinking business models that supports collaborative working and innovative ideas for start-ups, growing and established businesses. Alongside the flexible office space and meeting rooms is a high-end licensed café with a hybrid model conducive to working, offering plenty of collaborative breakout spaces for working in the day and a premium space for a post-work drink at night.

This excellent building will provide a unique arrival experience, boasting a copper façade, feature link bridge, living green walls, inset balconies and roof terraces as well as views across the newly developed £2 million Scunthorpe Urban Park.



Location

This new development will be perfectly placed in Scunthorpe's commercial quarter with established occupiers including Ongo, Engineering University Technical College Northern Lincolnshire and North Lincolnshire Council.

Ideal for commuters, there are over 40 parking spaces featuring EV charging points and cycle spaces and changing facilities with showers.

Only 20 minutes walking distance from Scunthorpe's Train Station and 5 minutes to Scunthorpe's Bus Station. A mixture of quiet reflective landscaping, busy squares and stylish new building surround the development, providing an inspiring and safe environment for workers, visitors and residents alike.

Furthermore, the Enterprise and Innovation Hub is ideally located to benefit from Scunthorpe's retail and leisure amenities and connection links.

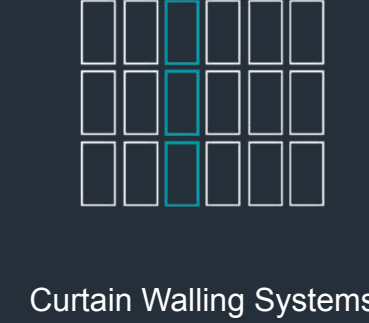
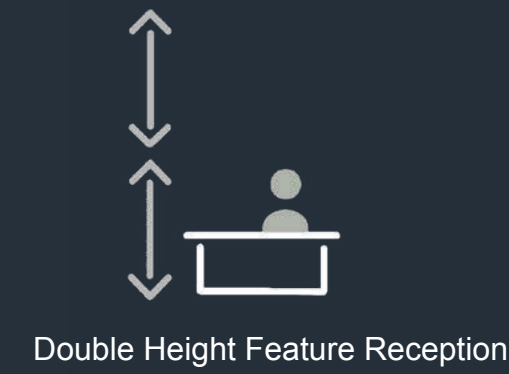
Key

- Proposed Site
 - Landmarks
- | | |
|--|-----------------------------|
| 1. The Foundry Shopping Centre | 6. St John's Church |
| 2. Scunthorpe Bus Station | 7. 20-21 Visual Arts Centre |
| 3. Proposed Site | 8. ENLUTC |
| 4. Scunthorpe Central Library | 9. ONGO |
| 5. North Lincolnshire Council Headquarters | |



The building

- Targeted EPC A
- Energy efficient LED lighting
- VRF air conditioning
- Large double height dual reception with feature link bridge
- Co-working Cafe/Bar Zones
- Digital building management system (BMS)
- Flexible open plan floor plates offering panoramic views
- Living green walls in the reception
- Connection from reception to co-working cafe
- Ground floor changing facility
- Destination controlled lift
- 40 car parking spaces
- Secure cycle spaces
- 5 EV charging points
- Inset balcony with views across the Scunthorpe Urban Park
- Contemporary floor coverings
- Raised access flooring
- Shared roof terrace
- Speed gate access control in reception
- Urban green courtyard for recreational activity
- Male, female and accessible toilets on all floors
- Changing room facilities
- Dedicated loading bays and drop off points



Internal view of the atrium

ENTERPRISE & INNOVATION HUB

Enterprise and Innovation Hub

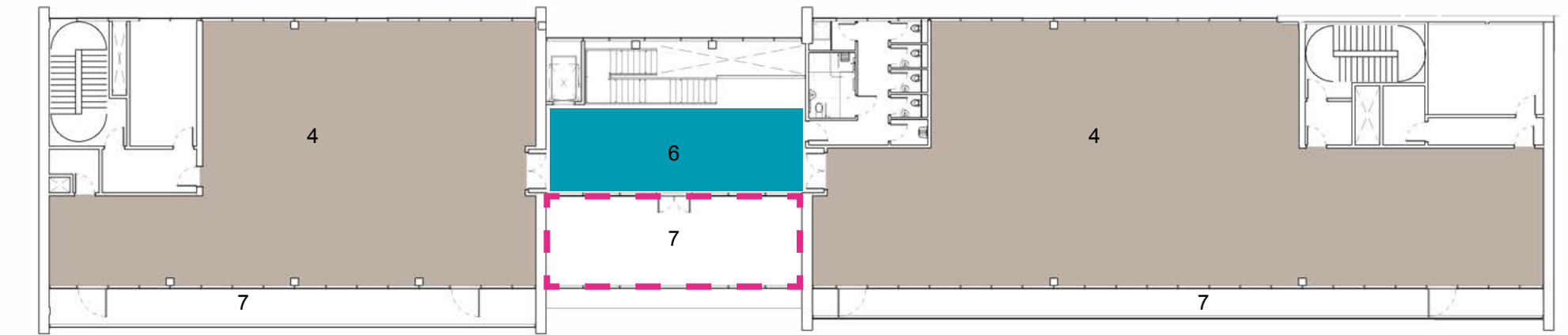
An opportunity to lease this building in whole or part.

The proposed NIA's are as follows:

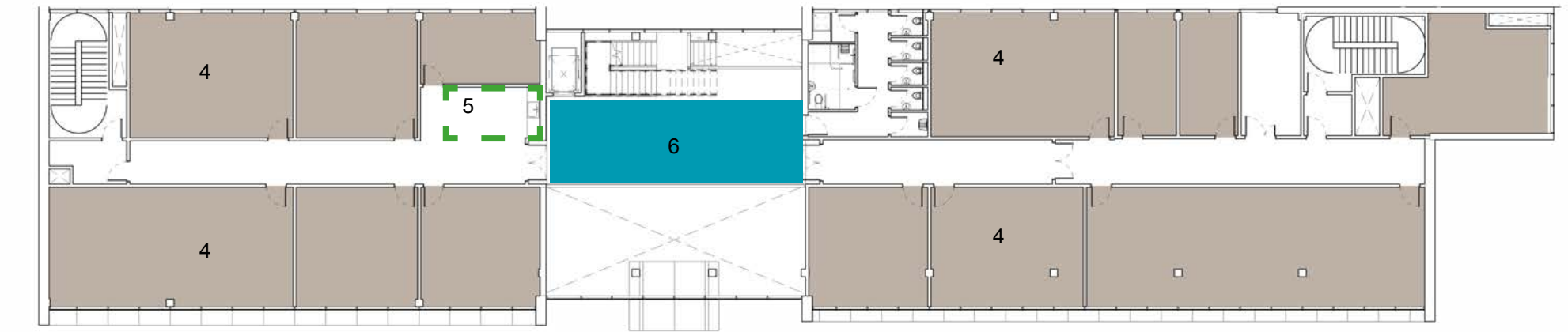
	sq ft	sq m
Ground Floor	9,859.8 ft ²	916m ²
First Floor	9,257.0 ft ²	860m ²
Second Floor	8,740.4 ft ²	812m ²
TOTAL	27,857.2 ft²	2,588 m²

Key

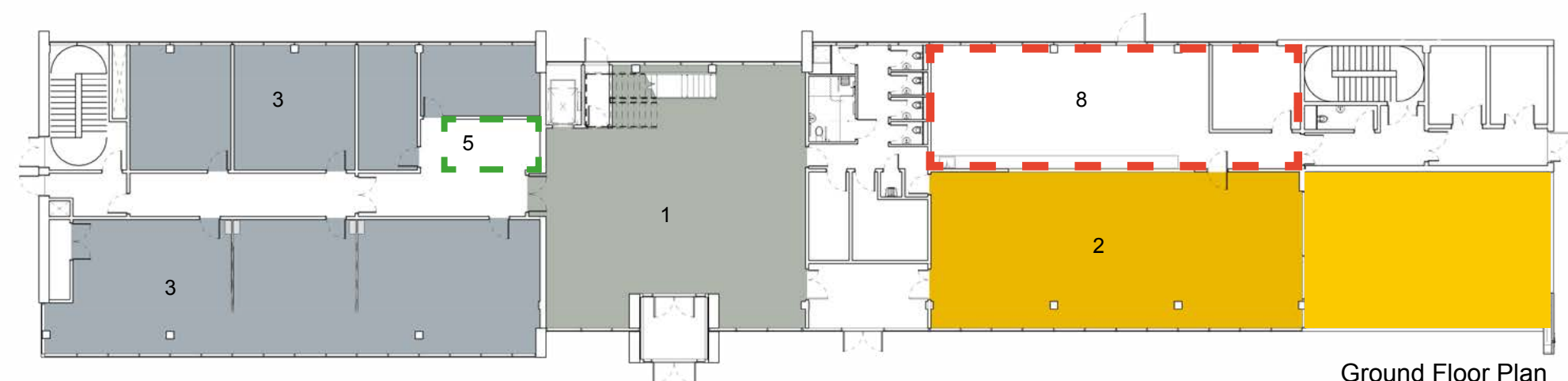
- 1 - Main Reception Area
- 2 - Co-Working Cafe / Bar & Outdoor dining
- 3 - Flexible Meeting Space
- 4 - Flexible Office Space
- 5 - Kitchenette
- 6 - Informal Breakout Space
- 7 - Terrace
- 8 - Kitchen and Kitchen storage



Second Floor Plan



First Floor Plan



Ground Floor Plan



External view of the frontage

A SPACE FOR THE CORPORATE OR THE CREATIVE

Flexible Office Space and Meeting Rooms



Flexible office space & meeting rooms ranging from 183 sqft to 8,740 sqft

An office building is more than just a place in which to work. Today, the look and feel of your offices communicate a lot about you and your business, not only to your clients but also to your staff. That's why we have created first class office space, with gigabit internet.

There will be access to meeting rooms, with the opportunity to convert into a versatile conference space that has the potential to accommodate up to 200 people.



External view of the courtyard

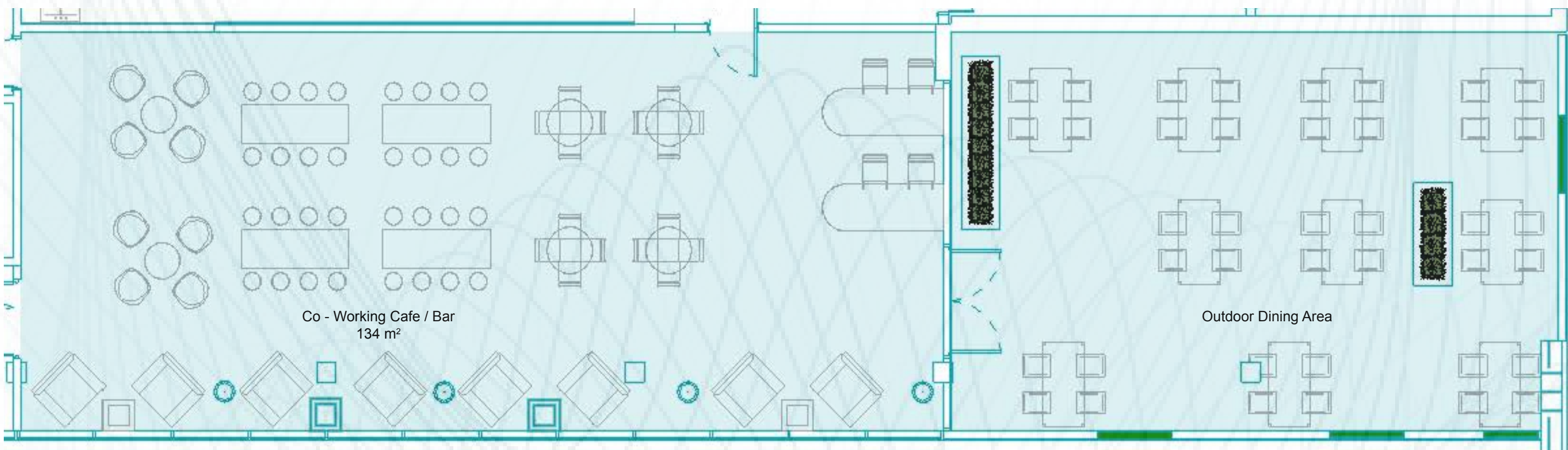


Co-working by day, cocktails at night

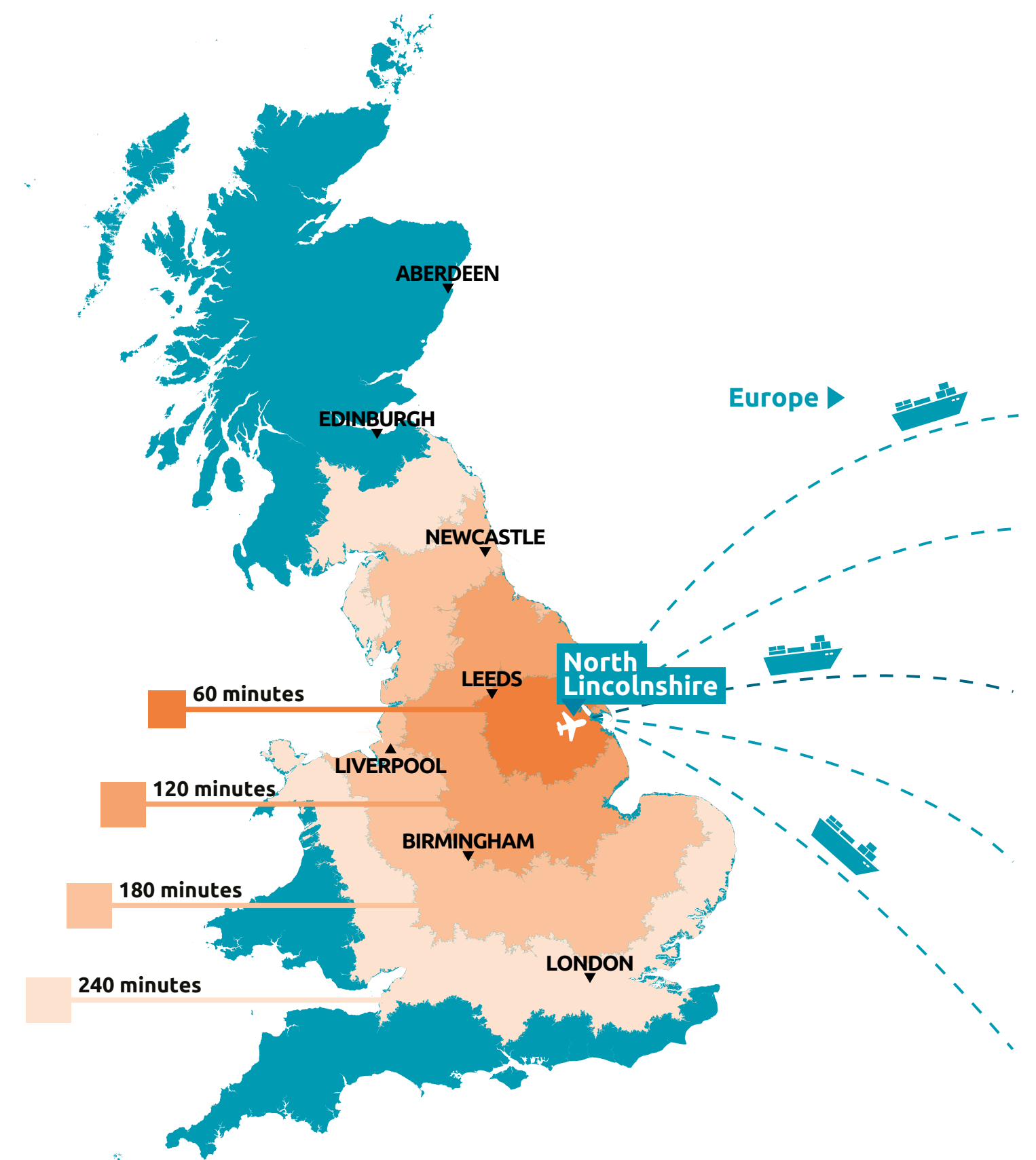
An elegant blend of sophistication and comfort, making it the perfect place for like-minded people to develop amazing ideas in a stunning interior.

This spectacular space enables a perfect place for networking or a place to get your head down to concentrate and relax. This modern area will be a central hub for members to meet, work and collaborate and enjoy a delicious light lunch and coffee.

At night the space turns into a playful cocktail bar with indoor and outdoor spaces which will provide views overlooking the multi-million pound Scunthorpe Urban Park with the iconic St John's Church lit up.



ENTERPRISE & INNOVATION HUB



A successful business needs great infrastructure

North Lincolnshire offers a unique UK geographical advantage, excellent UK and global connectivity and access to nationally significant energy assets in the Humber Energy Estuary and North Sea.

We have easy access to the UK's motorway network linking us to Leeds, Sheffield, Hull, York and the rest of the country. We have regular train links to London, Manchester, Scotland and beyond. We have access to more than 50 million people within a four-hour drive. And we have exceptional access to and from Europe and global trade routes. By sea. And by air.

Complete your connection, by road

- M18 – 14 miles from central North Lincolnshire
- M62 – 21 miles from central North Lincolnshire
- M1 – 34 miles from central North Lincolnshire

The M180, M18 and the Humber Bridge connect the area to Hull, the M62 Trans-Pennine route, A1 and the north-south routes. The newly dualled A160 is a major road link between ABLE Humber Port (AHP) and the ports of Immingham and Grimsby, allowing immediate connectivity to the UK motorway network and a population of more than 1.8 million to be reached within a one-hour drive via the A180/M180.

By rail

A regular train service links Scunthorpe to the main east-west rail services and north-south rail services via connections at Doncaster– Get to London in less than 2 ½ hours.

By air

Humberside Airport is on the runway to growth – connecting North Lincolnshire to the rest of the world. Operating one of the UK's busiest heliports, which serves the Southern North Sea's offshore energy and renewables sectors.



4 YEAR BUSINESS SURVIVAL RATE, IS HIGHER THAN THE UK AVERAGE



5700 ACTIVE BUSINESSES IN NORTH LINCOLNSHIRE



92% OF NORTH LINCOLNSHIRE OFSTED RATED SCHOOLS ARE GOOD/OUTSTANDING



172,292 PEOPLE LIVE WITHIN NORTH LINCOLNSHIRE

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Misrepresentation Act 1967

At the time of publishing the contents of this publication were believed to be correct but cannot be guaranteed and are expressly excluded from any contract.

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