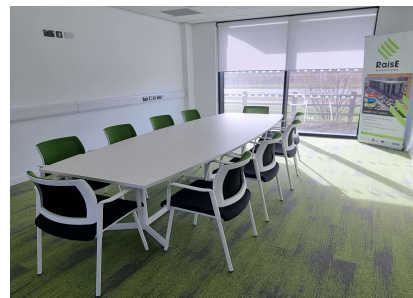


INVEST EAST YORKSHIRE

TO LET

Offices & Workshops

RaisE Business Centre, Tom Pudding Way, Goole, DN14 6BS



LOCATION

RaisE is located at Junction 36 of the M62; allowing easy networks to the rest of the UK with links to the M18, M1 and A63 motorways; Goole's Gateway to Business. RaisE is designed for the way we work today, offering versatile and flexible office and workspaces to suit you, the size of your business and the style of your working.

GENERAL

RaisE is an exciting partnership between industry, public sector and academia and offers flexible office and workshop space, conference facilities and a welcoming café to give tenants, visitors and the wider sector the chance to be part of the rail industry supply chain, who will be encouraged to promote synergies with associated major rail investments in the vicinity in keeping with the 'Rail Village' concept. RaisE will be available to all businesses and is not just exclusive to those involved in this sector.

DESCRIPTION AND SIZES

RaisE boasts modern conference rooms, ground floor meeting rooms, offices, workshops, communal areas, on site café, Feast 78 Ltd and ample free on-site car parking. With lettable space ranging from 194 sqft to 829 sqft available on monthly terms, RaisE is suitable for a wide variety of businesses including those with a particular focus in rail industry sector or supply chain.

BUSINESS RATES AND VAT

Business Rates payable (rate relief available upon application). VAT is payable.

VIEWING

Viewings are available during office hours 9am – 4pm. Please ring to arrange an appointment.

Enquiries

 (01482) 391660

 RaisE@eastriding.gov.uk

Keep in touch

 investeastyorkshire

 InvestEastYorks

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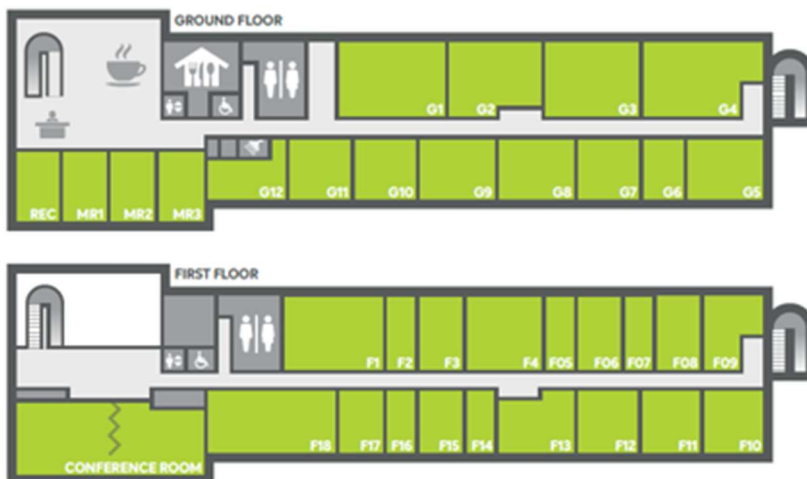
INVEST EAST YORKSHIRE

TERMS OF OCCUPATION

| | |
|-----------------------|---|
| Tenure | Licence Agreement - available on `easy-in, easy-out` terms, terminable on the giving of one months' notice subject to an annual business review with the business centre manager or on-site business advisor. |
| Rent | Monthly licence fee with VAT (payable by direct debit) includes – reception services (meet and greet visitors; receive post and deliveries); access to a wider business support network; refuse/recycling facilities; communal area cleaning; building insurance. |
| Deposit | Equivalent to one month's rent |
| Uses | Suitable for a wide variety of office and light industrial based businesses with a particular focus in the rail industry and / or its supply chain, although not exclusive. Retail, vehicle repair and/or maintenance, car trade or related businesses are not permitted. |
| Repairs/ Maintenance | Licence holders are responsible for the internal upkeep & decoration of their office only. Licence holder required to have in place Public Liability Insurance in the sum of £2m in respect of any one incident. |
| Outgoings | Licence holder responsible for all other outgoings including Business Rates, Telecoms and Internet |
| Conference Facilities | RaisE offers 3 ground floor meeting rooms to cater for up to 10 delegates, which compliments the main conference room (located upstairs) which can cater for up to 80 delegates. Catering and refreshments are managed by the on-site café, Feast 78 Ltd. All rooms have Wi-Fi for visitors as well as presenter equipment, TVs and webcams |

SITE LAYOUT AND ROOM AREA SIZES

OFFICES AND MEETING SPACE



| OFFICE / WORKSHOP* Ground Floor | FLOOR AREA SQ FT | OFFICE First Floor | FLOOR AREA SQ FT |
|------------------------------------|------------------|-----------------------|------------------|
| G1* | 687 | F1 | 764 |
| G2* | 769 | F2 | 237 |
| G3* | 818 | F3 | 344 |
| G4* | 714 | F4 | 581 |
| G5 | 474 | F5 | 237 |
| G6 | 269 | F6 | 344 |
| G7 | 388 | F7 | 237 |
| G8 | 471 | F8 | 330 |
| G9 | 471 | F9 | 330 |
| G10 | 388 | F10 | 354 |
| G11 | 388 | F11 | 364 |
| G12 | 342 | F12 | 388 |
| | | F13 | 420 |
| | | F14 | 187 |
| | | F15 | 280 |
| | | F16 | 194 |
| | | F17 | 280 |
| | | F18 | 786 |

DISCLAIMER

Misrepresentation Act: 1967: (as amended by section 8 (1) of the Unfair Contract Terms Act 1977)

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