

## BUSINESS INVESTMENT & TOURISM SERVICES



# TO LET - Offices

ergo, Bridgehead Business Park, Meadow Road, Hessle, HU13 0GD



### LOCATION

ergo is the hub for renewables and environmental technologies. ergo is located at the heart of the UK's Energy Estuary and its prime location on the Bridgehead Business Park overlooking the Humber Bridge, offers companies the chance to be part of the renewable and environmental technologies sector across the Humber.

### DESCRIPTION AND SIZES

ergo boasts modern conference rooms, ground floor meeting rooms, offices, communal areas and ample free on-site car parking as well as the onsite café Moes Kitchen Ltd.

33 offices sizes range from 190sqft to 868sqft. Suitable for a wide variety of office based businesses with a particular focus in renewables or the environmental technology sector.

### GENERAL

ergo is an exciting partnership between industry, academia and the public sector and offers flexible grade A office accommodation, conference facilities and a welcoming cafe to give tenants, visitors and the wider sector the chance to be part of the connected environment. ergo 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.

### BUSINESS RATES AND VAT

Business rates are not included. Small business rate relief (SBRR) can be applied for with East Riding of Yorkshire Council. There is no VAT payable on the licence fees at ergo.

### VIEWING

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

Enquire about this property



(01482) 391626



ergoconnects@eastriding.gov.uk

Keep in touch



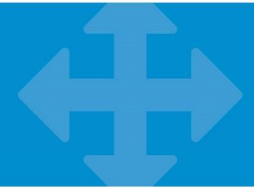
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## TERMS OF OCCUPATION

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	Licence Fee (payable monthly by direct debit) includes – power, heat & light, 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) payable upfront.
Uses	Suitable for a wide variety of office based businesses with a particular focus in renewables or the environmental technology sector. 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 & Telecomms
Conference Facilities	ergo offers 3 ground floor meeting rooms to cater for up to 10 delegates at a time 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, Moe's Kitchen Ltd. All rooms have Wi-Fi for visitors as well as built in AV equipment or Smart TVs.

## SITE LAYOUT AND CURRENT MONTHLY LICENCE FEE



Office	Area Sq ft	Area Sq mt	Monthly Fee
G1	199	18	£539
G2	189	18	£512
G3	189	18	£512
G4	191	18	£517
G5	189	18	£512
G6	192	18	£520
G7	187	17	£506
G8	191	18	£517
G9	286	27	£715
G10	286	27	£715
G11	385	36	£930
G12	591	55	£1,305
G13	866	80	£1,804
G14	948	88	£1,975
G15	470	44	£1,077
G16	428	40	£999
G17	467	43	£1,070
F1	229	21	£592
F2	187	17	£506
F3	188	17	£509
F4	189	18	£512
F5	385	36	£930
F6	385	36	£930
F7	384	36	£928
F8	384	36	£928
F9	384	36	£928
F10	389	36	£940
F11	868	81	£1,808
F12	467	43	£1,070
F13	466	43	£1,068
F14	466	43	£1,068
F15	425	39	£992
F16	672	62	£1,456

## DISCLAIMER

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