



The centre for innovation at the FEZ



OVERVIEW

The Hub is a high-tech state-of-the-art business enterprise centre for small to medium sized enterprises across the agri-tech food sector, with cutting edge facilities comprising 25 self-contained offices ranging from 11 m² to 32 m² and 8 self-contained workshops (lab/R&D spaces) ranging from 33 m² to 38 m².

Boasting onsite parking (including EV charging points), cycle storage, shower facilities, fully managed reception, conference and meeting spaces (separate hire), and a central café; this building has been specially designed to enhance and stimulate creativity, collaboration, productivity and well-being across the agri-food tech sector.

The Hub offers users flexible, cost-effective solutions for every business to flourish in an environment which actively encourages the exchanging of knowledge to boost productivity and grow.

The individual business spaces can be tailored to suit any specific business needs and flexible lease terms are available, as well as virtual tenancies.





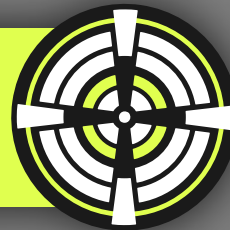
LOCATION

The Hub is located on the gateway entrance of the fast growing South Lincolnshire Food Enterprise Zone which is at the heart of the UK Food Valley, centred in the middle of a global food processing cluster.

Being positioned to the west of Holbeach and on the intersection of the A17/A151; eight miles from Spalding and 24 miles from Peterborough which provides a direct train route to London in 46 minutes, the building is well accessible for all.

The South Lincolnshire FEZ is ideally positioned and is rapidly developing the reputation of being at the heart of the UK Food Valley.

**SOUTH LINCOLNSHIRE
FOOD ENTERPRISE ZONE**



A17

A151

HOLBEACH

WHAT'S ON OFFER



The Hub provides two fundamentally different spaces; Offices and Workshops (Lab/R&D space) across three storeys.

OFFICE ACCOMMODATION

The Office spaces will be fitted out to a modern high-specification. These spaces have been designed to provide users with the ultimate working environments for maximum productivity. Office spaces range from 11 m² to 32 m².

WORKSHOP AREAS

The Workshop areas have been designed to accommodate high-tech laboratory/Research and Development users and will be fitted out accordingly with six workstations being blank canvases, and two having hygiene standard walls, floors and ceilings already fitted. Workshop spaces range from 33 m² to 38 m².



The accommodation benefits from access to broadband, heating, a telephone line, and discount to meeting and conference facilities. Please contact the agents for a full availability schedule.



THE TERMS



Office spaces are available from £22.00 per sqft, and the workshop areas, from £15.00 per sqft.

The rent will be inclusive of the following services:

- Flexible lease terms.
- Free on-site parking, including EV charging points
- Fully managed reception.
- Cycle storage and shower facilities.
- Electricity, Heating and Hot Water (except for the workshops where gas and electric will be charged in addition).
- CCTV Security.
- Fire Equipment Maintenance.
- Building Insurance
- Building Maintenance.
- Window Cleaning.
- Discounted meeting and conference facilities.

The Hub also offers virtual tenancies, helping to create a professional image for your business without the cost of actual premises. With different packages to choose from, business calls can be answered by professional reception staff, with calls redirected or messages taken, and a postal address option.

Therefore, providing you with absolute flexibility and ensures you are in control of your costs and occupation at all times.



THE HUB GROUND FLOOR LAYOUT



GROUND FLOOR SCHEDULE

ENTRANCE

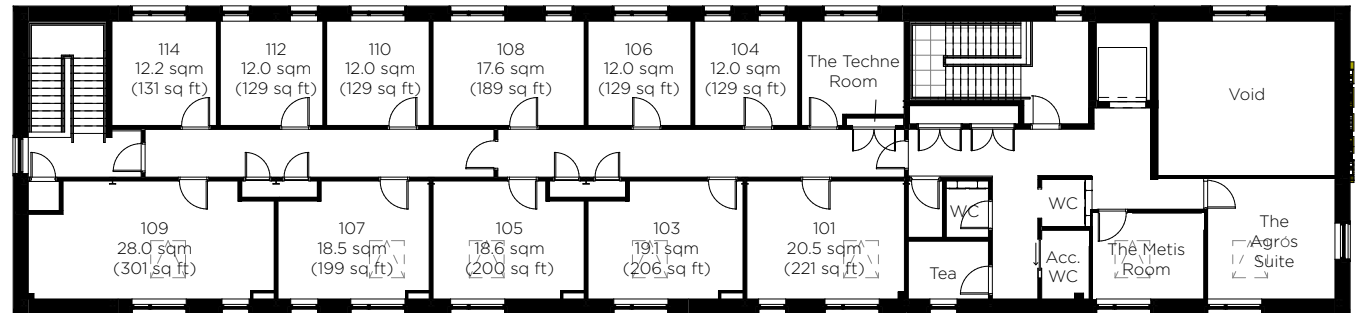
MERIDIAN CAFE

RECEPTION

WC (INCLUDING ACCESSIBLE) x4

WORKSHOP A, B, C, D, E, F, G & H

THE HUB FIRST FLOOR LAYOUT

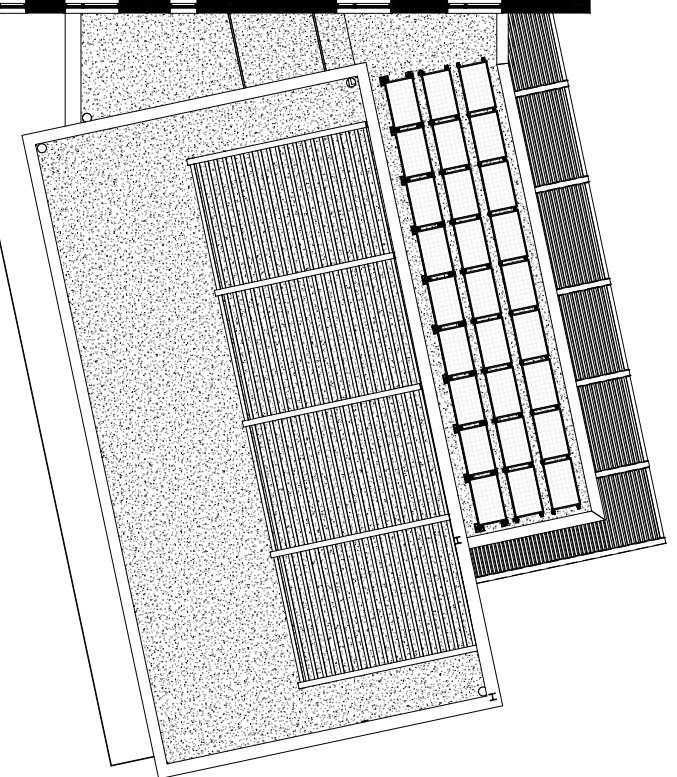


FIRST FLOOR SCHEDULE

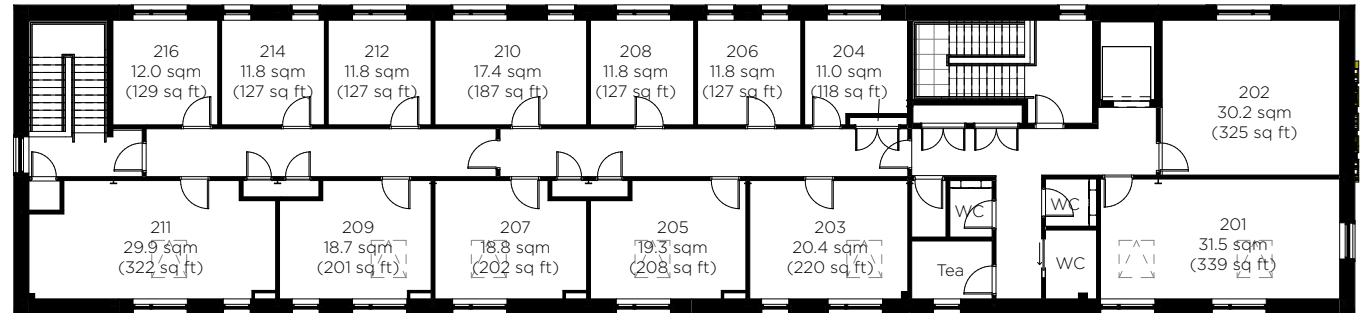
OFFICES (VARIOUS SIZES) x12

MEETING ROOMS X 2

WC (INCLUDING ACCESSIBLE) x3



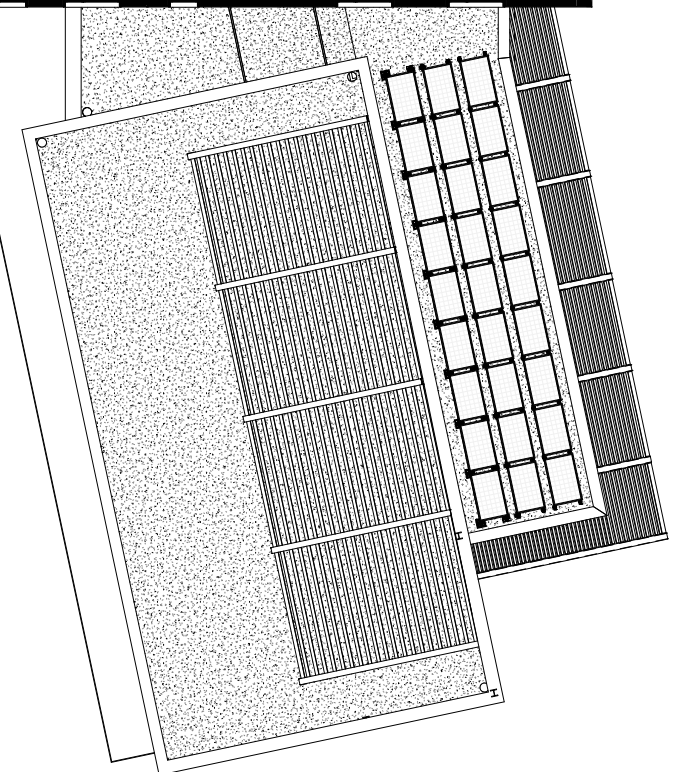
THE HUB SECOND FLOOR LAYOUT



SECOND FLOOR SCHEDULE

OFFICES (VARIOUS SIZES) x14

WC (INCLUDING ACCESSIBLE) x3







✉ commerical@pygott-crone.com

🖱 pygott-crone.com

☎ 0330 128 0939

In addition to the Food Enterprise Zone, Lincolnshire County Council has offices to let in five 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, Kirton, Lincoln and Skegness.