

## Unit C11, Seedbed Business Centre, Vanguard Way, SS3 9QY



- 420 sq ft – suitable for office, storage, workshop or combination of those uses
- First month free of Rent and Service Charges, then continued rent discounts, when opting for a minimum term of 12 or 24 months
- 2 x dedicated parking spaces included in costs
- Terms can be minimum 3, 12 or 24 months
- Costings for new businesses at our Centre as follows :

3 month term	Rent pcm	Service charge pcm	Total pcm
Months 1-3	£380.28	£479.33	£859.61

12 Month Term	Rent pcm	Service Charge pcm	Total pcm
First month	£ 0.00	£ 0.00	£ 0.00
Months 2-6	£190.14	£479.33	£669.47
Months 7-12	£380.28	£479.33	£859.61
Yearly Total	£3232.38	£5272.63	£8505.01

This equates to an average monthly costing of **£708.75** over the first 12 month period

24 Month Term	Rent pcm	Service Charge pcm	Total pcm
First month	£ 0.00	£ 0.00	£ 0.00
Months 2-12	£190.14	£479.33	£669.47
Months 13-24	£380.28	£479.33	£859.61
1 <sup>ST</sup> Yearly Total	£2091.54	£5272.63	£7364.17

This equates to an average monthly costing of **£613.68** over the first 12 month period.

All costs are subject to VAT at the prevailing rate

## Why choose Seedbed Business Centre ?



**We can offer your business a number of services that may not be available elsewhere. These services are intended to give maximum assistance to the smaller business in developing their potential.**

- 1. We do not expect your business to commit to a long term lease. Whilst we do offer incentives for a longer commitment, we are quite willing to let a unit to you on minimum 3 month term**
- 2. Dedicated free parking spaces are provided within your charge, the number of spaces varies according to unit size.**
- 3. Our reception is open 08:30 – 17:30 Monday to Friday (except Public Holidays). We are happy to receive your deliveries, or hold parcels/packages for courier collection, during these hours, if you are unable to be in your unit.**
- 4. Full time maintenance engineer on site, who will be pleased to assist you, free of charge, with any minor problems you may experience in your unit or, indeed, to open up and lock your unit to receive deliveries, should you not be there**
- 5. Your water rates, sewerage rates and waste disposal costs are also included.**
- 6. Subsidised high speed business broadband, if needed. (£12 + vat pcm)**
- 7. Under current legislation all of our units qualify for 100% small business rate relief based upon their size and rateable value.**
- 8. Training/conference/meeting room facilities available on site**
- 9. Access to your unit 24/7/365**
- 10. On site CCTV security covering the whole centre. Manned security patrols also included**

**These are just some of the benefits you will get by bringing your business to the Seedbed Centre . You are welcome to make an appointment to look around**

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