

Hartlepoolenterprise CENTRE



- **COMMUNITY ASSET TRANSFER OPPORTUNITY**
- **MULTI-LET 47 UNIT BUSINESS CENTRE**
- **OFFICES, WORKSHOPS AND CAFE**

ALL ENQUIRIES TO:

Tel: (01429) 523208

Email: gerard.darby@hartlepool.gov.uk

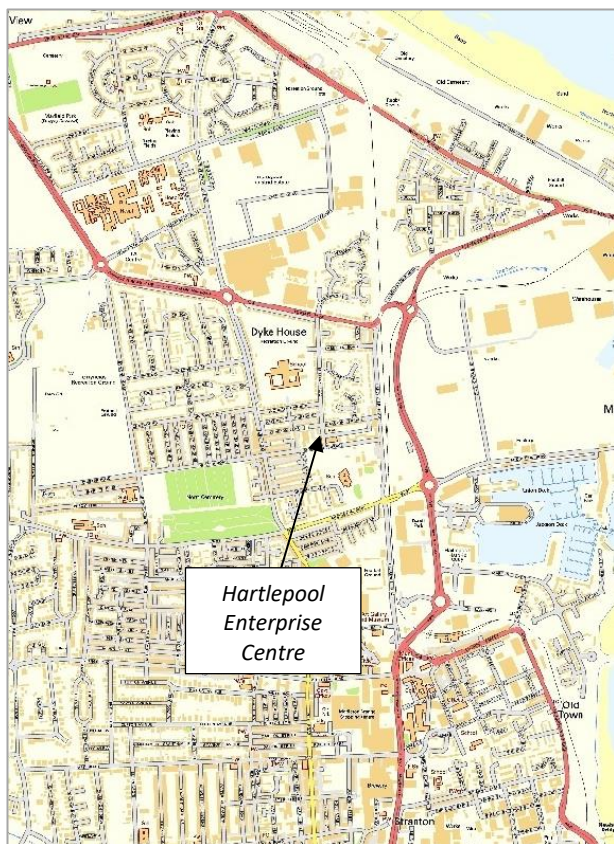
Hartlepool Borough Council is seeking expressions of interest from community groups and enterprises in taking a lease in its Enterprise Centre in accordance with the broad principles of the Councils Community Asset Transfer Policy (CATP) which can be viewed at [Council Land and Buildings | Hartlepool Borough Council](#).

Applicants must be able to satisfy the criteria set out in the Policy particularly that set out in Part 2 section 5 titled "Which Groups are Eligible for Asset Transfer", and provide details to evidence this.

Please note that whilst there is reference in the policy to a freehold sale, applicants should note that a freehold sale will not be considered.

Location

On Brougham Terrace within reasonably close proximity to Hartlepool's town centre.



Property Description

A multi-let Business Centre comprising 47 business units with workspaces for offices and workshops for start-up and small businesses. There are also meeting rooms available for hire and it has a well equipped kitchen with a 20 plus cover café.

The property is a three storey former Victorian School with two ancillary detached blocks and 51 space car park including 3 disabled spaces.

The centre has undergone comprehensive refurbishment in recent years including the provision of a large entrance atrium. There are also 30 Photovoltaic cells fitted to the roofs.

Floor plans attached.

Tenants

A full schedule is attached hereto with current occupiers ranging from business services, training providers and professional services.

Due to data protection legislation licensee names have to be excluded however further details can be made available to bona fide interested groups.

Present rents receivable are in the region of £210,000 p.a. however as the licence agreements are on a stepped rental payment basis, this could rise to £275,000 p.a. with full occupancy.

All work spaces are let on licence with the cost of heating, water, electricity and rates of the whole centre included in the licence fees paid. Broadband and Telephony are an additional charge.

The Council's Economic Growth Team presently provide ongoing business support services for the tenants and one member of staff will have their employment rights protected under Transfer of Undertakings (Protection of Employment) Regulations.

Services

It is understood that all major services are present within the property.

Energy Performance Certificate

The property has an EPC rating of E however this has expired and the property has been reassessed. Whilst the main block of the property is still at an E the west block has been assessed at an F and the east block as a G.

With effect from April 1st 2023, both new and existing commercial lettings must have an EPC rating of E or above. The Council is however in the process of registering an exemption from having to meet the criteria. This will last 5 years but there will be a requirement in the lease for the tenant to carry out work to meet the relevant EPC level at the time.

Rating Assessment

The current Rateable Value for the Centre is £49,500 with the current multiplier £0.499.

Conditions of Lease

Term

Interested parties are invited to include within their bid their preferred term which should be between 10-35 years.

User Condition

The property is being leased with a specific condition that it must continue to be used as a Business Centre for uses within Use Class E of the Use Classes Order

Repairs

The tenant is to be responsible for the repair and maintenance of the property.

Insurance

The Council will continue to insure the building but the tenant will be recharged the premium cost. The tenant will be responsible for contents insurance.

Assignment

Not permitted

Outgoings

All tenants' responsibility

Rent

Offers Invited for a yearly rent which will be subject to review every five years.

Costs

Each party to bear their own costs

General Conditions

All expressions of interest are to be based on these Particulars

Interested parties shall be deemed to have visited and inspected the property and to be submitting their offer with full knowledge of its condition.

Any necessary statutory consents are to be obtained by the lessee at their own cost.

Viewing and enquires

Please contact Gerard Darby on (01429) 523208 or email gerard.darby@hartlepool.gov.uk

Closing Date for receipt of Expressions of Interest

All expressions of interest to be returned to the Managing Director in an envelope clearly marked "Expression of interest in Hartlepool Enterprise Centre" no later than **12 noon Friday 15th December 2023**.

Supporting Information

Expressions of interest must include all relevant information set out in CATP and submissions will be reviewed and in accordance with the Evaluation Tool in the CATP.

Notice is hereby given that

1. These particulars are set out as a general outline only for the guidance of interested parties and do not constitute, or constitute part of an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and intending buyers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars
3. Hartlepool Borough Council does not make or give any representation or warranty whatsoever in relation to the property
4. The Council is not bound to accept any the highest or indeed any offer. All offers should have regard to the informal advice provided and make the due allowance in their bid.
5. The property is being leased subject to existing legal encumbrances and service contracts.

Front Entrance



Café/Breakout Space



Meeting Room



Kitchen



Offices

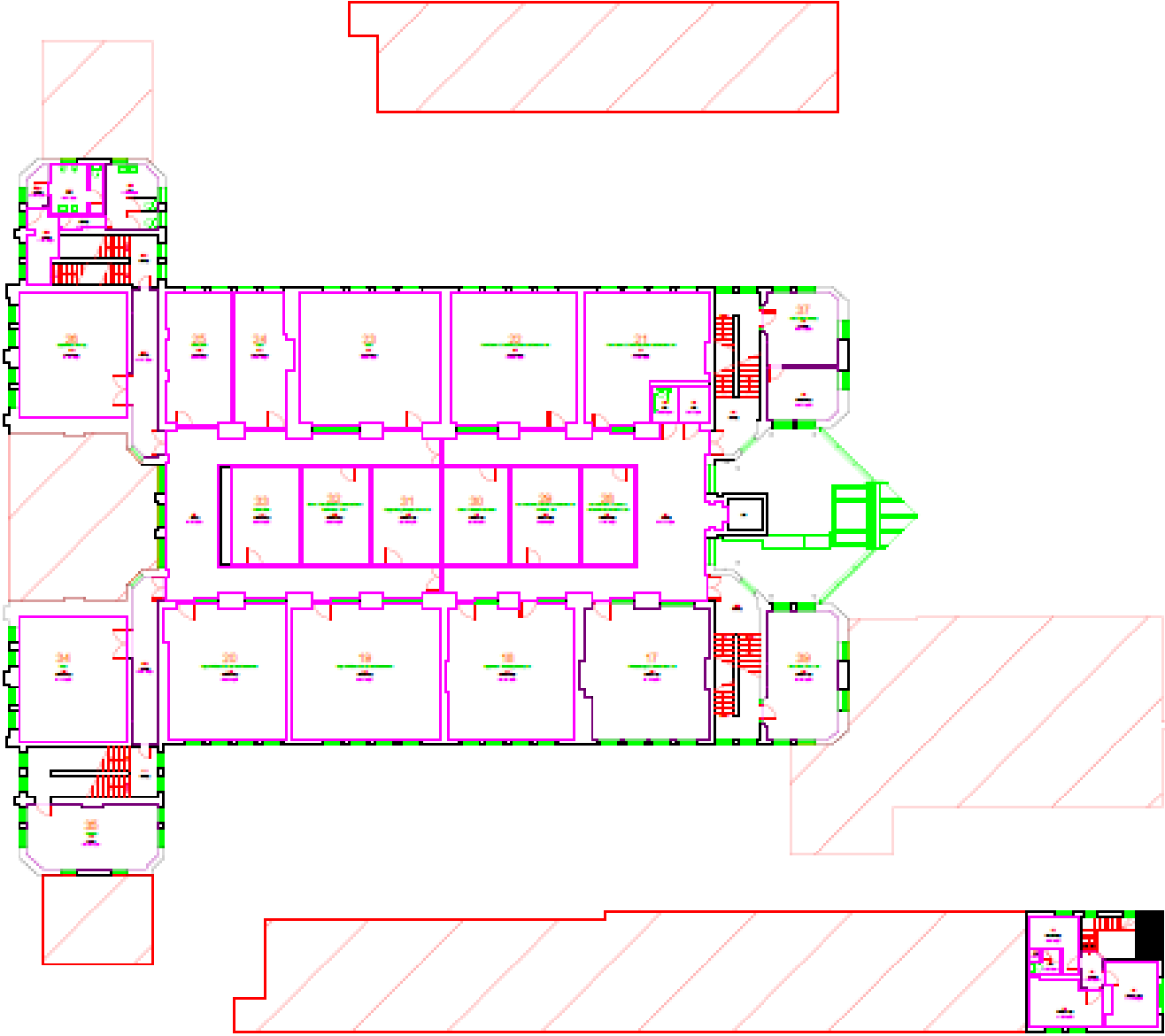


Floor Plans

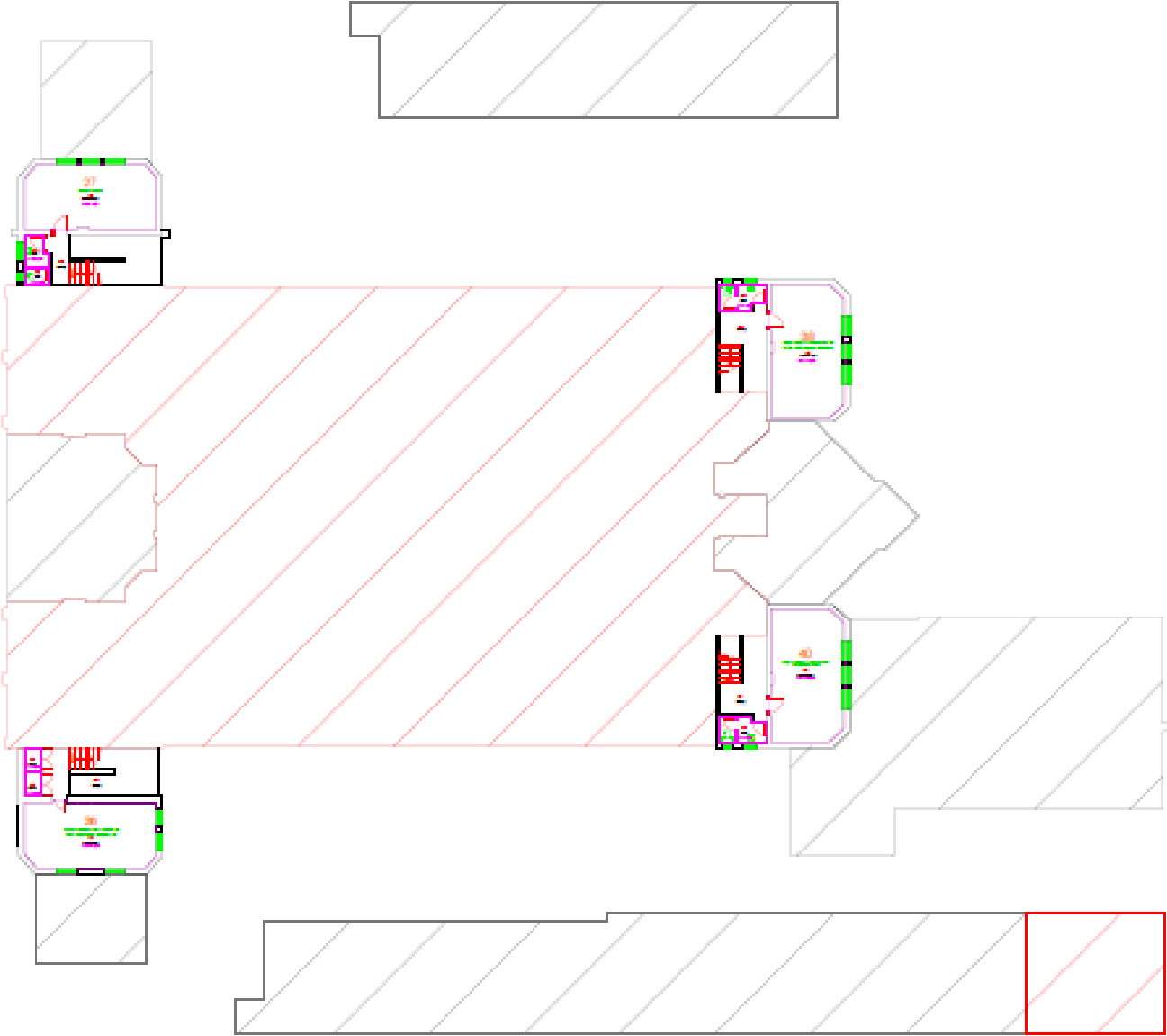
Ground Floor



First Floor



Second Floor



Tenancy Schedule

	Location	Unit Type	Floor Space sq/m	Floor Space sq/ft	0-6 months price per sq/ft	6-12 months price per sq/ft	12-18 months price per sq/ft	18-24 months price per sq/ft	18-24 months price per sq/ft	24+ months price per sq/ft	Unit Top Rate
					£6	£7	£8	£9	£10	£12	
					Per Month	Per Month	Per Month	Per Month	Per Month	Per Month	
1	Ground Floor	Workshop	64.89	698.49	£349.25						698.49
1a	Ground Floor	Storage	24.15	259.96							
2	Ground Floor	Workshop	84.57	910.33	£455.17						910.33
3	Ground Floor	Office	27.67	297.85						£297.85	297.85
4	Ground Floor	Office	28.46	306.35						£306.35	306.35
5	Ground Floor	Office	29.07	312.92						£312.92	312.92
6	Ground Floor	Office	29.72	319.91						£319.91	319.91
6a	Ground Floor	Meeting Room	7.16	77.07						£77.07	77.07
7	Ground Floor	Office	69.32	746.18					£621.82		746.18
8	Ground Floor	Workshop	55.15	593.65		£346.30					494.71
9	Ground Floor	Office	59.37	639.07						£639.07	639.07
9a	Ground Floor	Office	31.98	344.24						£344.24	344.24
10	Ground Floor	Office	33.59	361.57			£241.05			£361.57	361.57
11	Ground Floor	Workshop	57.46	618.51	£309.26						515.43
12	Ground Floor	Office	7.16	77.07					£64.23		77.07
13	Ground Floor	Workshop	46.56	501.18						£417.65	417.65
14	Ground Floor	Workshop	75.10	808.40			£538.93				673.66
15	Ground Floor	Workshop	46.56	501.18			£334.12				417.65
16	Ground Floor	Office	29.81	320.88			£213.92				320.88
16a	Ground Floor	Office	13.63	146.72							146.72
17	First Floor	Office	57.13	614.96						£614.96	614.96
18	First Floor	Office	59.25	637.78	£318.89						637.78
19	First Floor	Office	69.57	748.87						£748.87	748.87
20	First Floor	Office	55.99	602.69		£351.57					602.69
21	First Floor	Office	47.99	516.58						£516.58	516.58
22	First Floor	Office	58.68	631.65						£631.65	631.65
23	First Floor	Office	66.03	710.76							710.76
24	First Floor	Office	24.55	264.26						£264.26	264.26

	Location	Unit Type	Floor Space sq/m	Floor Space sq/ft	0-6 months price per sq/ft	6-12 months price per sq/ft	12-18 months price per sq/ft	18-24 months price per sq/ft	18-24 months price per sq/ft	24+ months price per sq/ft	Unit Top Rate
					£6	£7	£8	£9	£10	£12	
					Per Month	Per Month	Per Month	Per Month	Per Month	Per Month	
25	First Floor	Office	30.30	326.16	£163.08						326.16
26	First Floor	Office	47.15	507.53	£253.77						507.53
27	First Floor	Office	29.20	314.32						£314.32	314.32
28	First Floor	Office	17.76	191.17		£111.52					191.17
29	First Floor	Office	23.03	247.90					£206.58		247.90
30	First Floor	Office	22.60	243.27							243.27
31	First Floor	Office	22.89	246.39						£246.39	246.39
32	First Floor	Office	23.03	247.90			£165.27				247.90
33	First Floor	Office	23.03	247.90		£144.61					247.90
34	First Floor	Office	47.15	507.53						£507.53	507.53
35	Upper Stairwell	Office	28.93	311.41						£311.41	311.41
36	Upper Stairwell	Office	29.55	318.08							318.08
37		Office	32.21	346.72						£87.75	346.72
38	First Floor stairwell	Office	32.75	352.53						£352.53	352.53
39	First Floor	Office	32.57	350.59						£350.59	350.59
40	First Floor	Office	32.75	352.53						£352.53	352.53
41	External	Workshop	43.72	470.61						£470.61	470.61
42	External	Workshop	43.72	470.61						£470.61	470.61
43	External	Workshop	64.28	691.93						£576.61	576.61
44	External	Workshop	55.75	600.11		£350.06					500.09
45	External	Office	68.93	741.98						£741.98	741.98
46	External	Workshop	52.95	569.97		£332.48					474.97
46a	External	Workshop	37.39	402.48	£201.24						335.40
47	External	Office	103.83	1117.65		£671.00					1117.65
Bistro	Ground Floor	Bistro	28.76	309.58	£154.79						257.98
					£2,205.45	£2,307.54	£1,493.29		£892.63	£10,635.83	22863.18
Total Income					£210,416.88 pa						