

TO LET / MAY SELL

EUROPARC GRIMSBY

DN37 9TU

GRIMSBY'S FLAGSHIP
BUSINESS PARK

1,393.55 SQ M (15,000 SQ FT) TO
2,787 SQ M (30,000 SQ FT) APPROX



NEW SPECULATIVE INDUSTRIAL /
WAREHOUSE DEVELOPMENT

INDICATIVE CGI'S



Description

Europarc is the premier business location in Grimsby. The business park has over 725,000 sq ft of high quality business space within attractive landscaped grounds.

The proposed development comprises two new detached industrial premises constructed to a shell specification which can then be finished to an occupiers bespoke requirements.

OUTLINE SPECIFICATION

- Approx 7.5m haunch height
- Ground level loading doors
- Secure concrete service yards
- Separate car parking provision

PLANNING

The site benefits from detailed consent.



Prestigious new industrial premises of **15,000 to 30,000 sq ft** approx.



Excellent specification

with good levels of parking and service yard.



Located on a **flagship business park** with excellent road access to the A180/M180.





Accommodation

The property provides the following approximate accommodation.

	SQ M	SQ FT
UNIT A	1,394	15,000
UNIT B	2,787	30,000

Terms

The accommodation is available on full repairing and insuring lease terms, although consideration may be given to a freehold disposal. Further details are available from the joint agents.

EPC

To be provided following practical completion.

Business Rates

The Tenant(s) will be responsible for the payment of business rates. The properties have not yet been assessed for rating purposes and will be assessed following practical completion. Interested parties are advised to contact the Local Authority.

Demographics

GRIMSBY IS THE MAIN COMMERCIAL CENTRE FOR NORTH EAST LINCOLNSHIRE.

LARGE WORKING POPULATION

Resident population approaching 100,000 with a much larger number in the surrounding catchment.



LOWER WAGE COST

23% lower than the average in GB.



SKILLED WORKFORCE

3X GREAT BRITAIN AVERAGE

Logistic employee supply

5X GREAT BRITAIN AVERAGE

Food manufacturing employees

50X GREAT BRITAIN AVERAGE

Fish and seafood processing employees

Location

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Europarc is ideally situated with road connections to the A180 which in turn provides **access to the M180**, The Humber Bridge and to the Humberside International Airport which is located approximately 14 miles to the south west. Grimsby is **part of one of the largest ports in the country** and is situated on the south bank of the Humber Estuary. The combined Humber Ports handle a large percentage of overseas trade (currently worth over £20 billion annually). The property is situated on the popular Europarc development located off Genesis Way. Notable occupiers include Morrisons, Humber Seafish, Hain Daniels, 2 Sisters Food Group.

1 Morrisons	6 Worldpay	11 Seafish Authority
2 Autotrail	7 Yara	12 New England Seafood
3 Eriks	8 Payzone	13 Ultimate Packaging
4 2 Sisters	9 DFDS	14 Inchcape
5 Hain Daniels	10 Fabricom	15 Europarc Innovation Centre



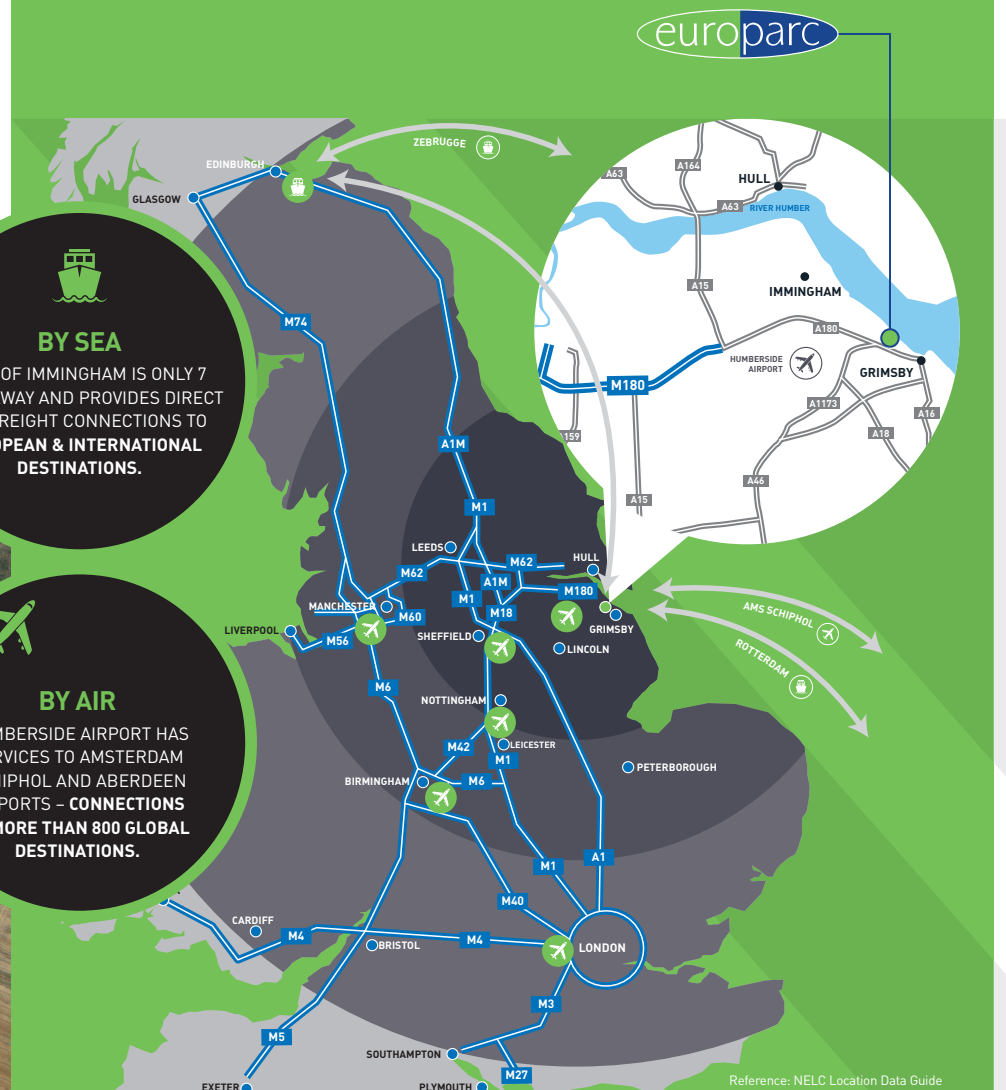
BY SEA

PORT OF IMMINGHAM IS ONLY 7 MILES AWAY AND PROVIDES DIRECT SEA FREIGHT CONNECTIONS TO EUROPEAN & INTERNATIONAL DESTINATIONS.



BY AIR

HUMBERSIDE AIRPORT HAS SERVICES TO AMSTERDAM SCHIPHOL AND ABERDEEN AIRPORTS - CONNECTIONS TO MORE THAN 800 GLOBAL DESTINATIONS.



A DEVELOPMENT BY:



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