

WESTGATE PARK, ARMSTRONG STREET, GRIMSBY, NORTH EAST LINCOLNSHIRE

DEVELOPMENT TO LET/MAY SELL FROM 0.2 TO 0.8 ACRES



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LOCATION

Grimsby is the main commercial centre for North East Lincolnshire having a resident population approaching 100,000 although benefiting from a much larger surrounding catchment area. Grimsby is ideally situated with road connections to the A180 which in turn provides access to the M180, The Humber Bridge and in addition to the Humber International Airport which is located approximately 14 miles to the south west.

Grimsby is 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 site is situated on the South side of the A180 with access from Armstrong Street, being located approximately 1½ miles to the west of Grimsby town centre but benefitting from ease of access to the A180, M180 and national motorway network.



DESCRIPTION

Westgate Park has already been chosen by Shoreline Housing Partnership and Thames Ambulance Service for their headquarters and offers an excellent location for a variety of potential occupiers with the benefit of good road access and public transport.

SUMMARY

- Prominently located overlooking the A180 being in close proximity to Grimsby Town Centre and the docks.
- Open storage sites from 0.2 to 0.8 acres approx.
- Would also suit office, hotel/leisure, healthcare, trade counter and possibly industrial uses, subject to any necessary consents.
- Accommodation also available either on a Design and Build basis.

ACCOMMODATION

Cleared open storage sites are available from 0.2 to 0.8 acres approx. to lease Terms by Negotiation.

Our clients would also be happy to consider undertaking new developments on a Design and Build basis for office, hotel/leisure, healthcare, trade counter and industrial use upon a freehold or leasehold basis.

Consideration will also be given to a disposal of parcels of land or development by way of a project management agreement.

The above represents an excellent opportunity to leasehold or have premises designed and constructed to suit your specific requirements in a prominent and accessible location.

TERMS

The premises/sites are available To Let, however consideration may be given to a sale. Interested parties are invited to discuss their specific requirements with the joint agents.

BUSINESS RATES

Once constructed the premises will be subject to business rates and the occupier will be required to pay business rates. Rates will also be payable for sites being used for storage/parking.

Interested parties are advised to make their own enquiries to the Local Authority/Valuation Office to obtain an estimate in the first instance.



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PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACTS

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