

Europarc Grimsby

DN37 9TS

126,000 sqft food
manufacturing facility
with detailed planning
consent

Ready for immediate
start on site



Europarc

Europarc is the flagship Business Park of North East Lincolnshire.

It is home to some of the Region's leading food businesses, with over 2000 employed on site. Major employers include Morrisons, Cofely, Daniels, Albert Darnell, Two Sisters Food Group and the Humber Seafood Institute.

The Business Park has over 725,000 sqft of business space already developed and has been designed to attract manufacturing, distribution and office based businesses at all stages of their development in high quality, cost-effective, purpose-built accommodation within attractive landscape grounds.

Several amenities are available on the estate including three food outlets following the recent completion of the Farmhouse Inn and Restaurant and in future will

include hotel, children's nursery and other retail/leisure offerings. A sustainable transport strategy is also in operation providing bus routes and cycle paths to Grimsby Town Centre and surrounding areas.

With a population of 160,000 North East Lincolnshire is an integral part of the Humber Region, which has the busiest port network in the UK, and major business links to Mainland Europe.



Development

Wykeland has an impressive 45-year record in designing, developing and delivering over 10.5M sqft of commercial development in a variety of sectors and locations throughout England and Scotland.

The mainstay of the business has been the development of employment-use buildings both speculatively and as bespoke design and build projects.

Outline planning consent has been obtained at Europarc with the potential to deliver a development pipeline for a further 600,000 sq ft of business space and 1700 FTE jobs.



Detailed planning consent has been obtained for a 126,000 sq ft food manufacturing facility on a prominent 7 acre site at the entrance to Europarc. The development is capable of being delivered in a 11 month construction programme with early access for fit-out available.

Building Areas:

Ground floor - 108,815 sqft (10,109 sqm)

1st Floor - 13,229 sqft (1,229 sqm)

Plant room - 4,284 sqft (398 sqm)

Total - 126,328 sqft (11,736 sqm)



Full building specification and plans available

Flexibility to adapt layout, size, office content etc to suit exact occupier requirements

Specification:

Steel portal frame clad in micro rib composite panels and profiled double-skin metal sheeting

8.9m clear height to underside of haunch in production space

5.3m clear height in plant room

Floor slab designed to 35KN/M2 loading

2MVA+ power supply

Ground floor reception and first floor offices fully finished

Secure service yard designed to allow safe manoeuvre of 18.5m vehicles

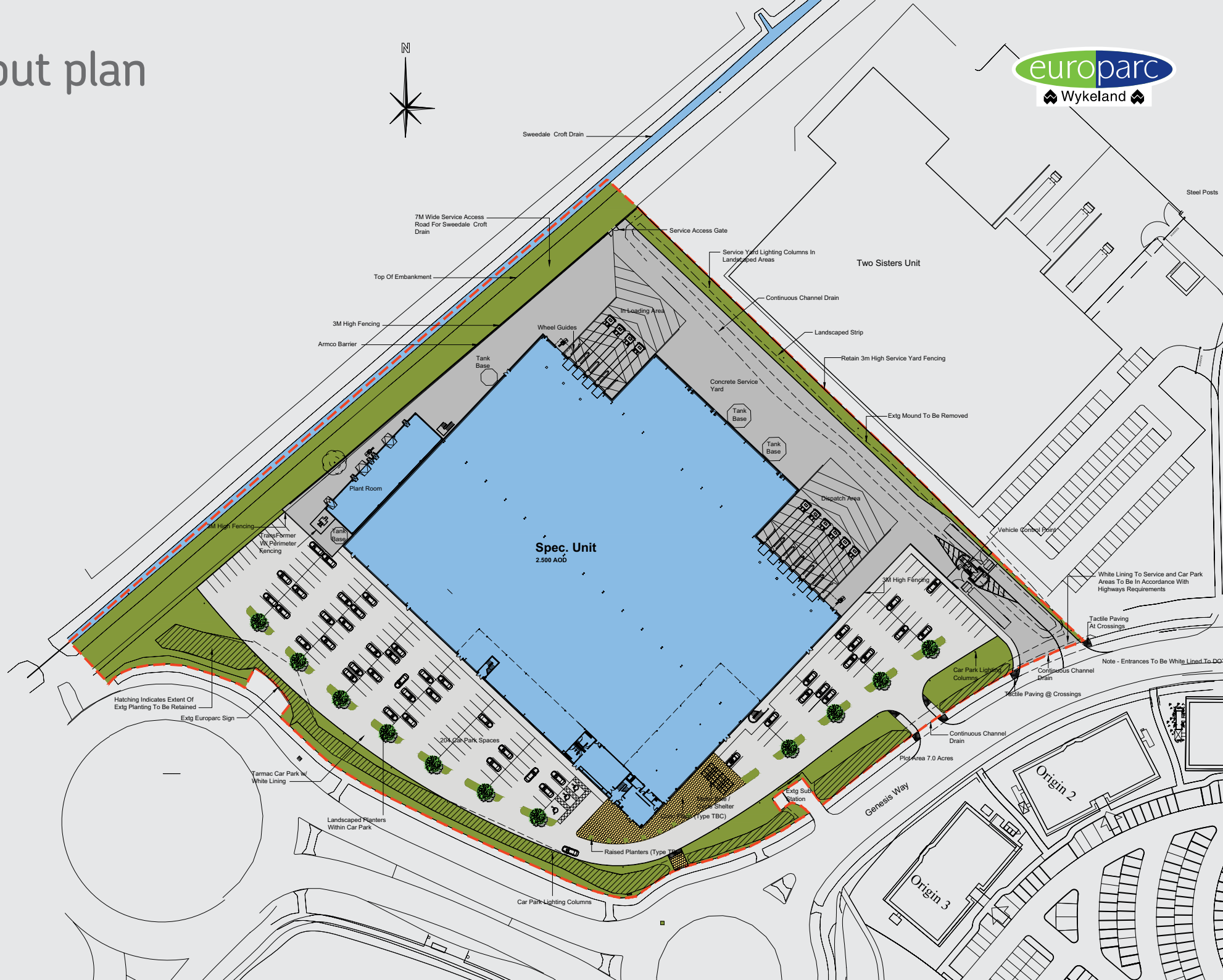
10 dock levellers

2 surface-level loading doors

200 car spaces

126,000 sqft food manufacturing facility with detailed planning consent

Layout plan



Grimsby is in a prime position on the east coast of the UK and with pivotal access to mainland Europe it is an integral part of the Humber region.

Europarc is situated on the Western edge of Grimsby. 1.5 miles from the Town Centre, with immediate access to the A180 linking into M180 and the wider motorway network.

Grimsby has:

- 500+ food-related companies
- leadership in innovation food technology and research
- the largest concentration of cold storage facilities in Europe
- a ready and able workforce with a strong food culture
- a proven supply chain of specialist food sector service companies
- in combination with Immingham, the busiest port in the UK



Agents



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