



NORTHFIELDS PARK

GRIMSBY ROAD • **LOUTH** • LINCOLNSHIRE • LN11 0LA

11 NEW GRADE A
INDUSTRIAL UNITS
FROM 7,500 TO 37,500 SQ FT

**NEW UNITS
UNDER OFFER!**

FOR LEASE / MAY SELL

- Available on a design and build basis
- Freehold sales potentially considered
- Extensive car park and loading
- Well established industrial area
- Great access to the A16
- PV ready



DESCRIPTION.

Northfields Park will comprise of 11 new high specification industrial/ trade counter units ranging from 7,500 - 37,500 sq ft approx.

The units will be finished to a shell specification with level access doors, good yardage and parking provisions.

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INDUSTRIAL UNITS
FROM 7,500 TO 37,500 SQ FT

SPECIFICATION.



Targeting EPC
Rating - A



Level Access
Doors



12 HGV Spaces



183 Car
Parking Spaces



22 EV Car
Parking Spaces



PV Ready
Frame



Electrical Supply
1 MW



1st Floor
Offices



7.5m Clear
Height



Floor Loading
37.5kN/m²

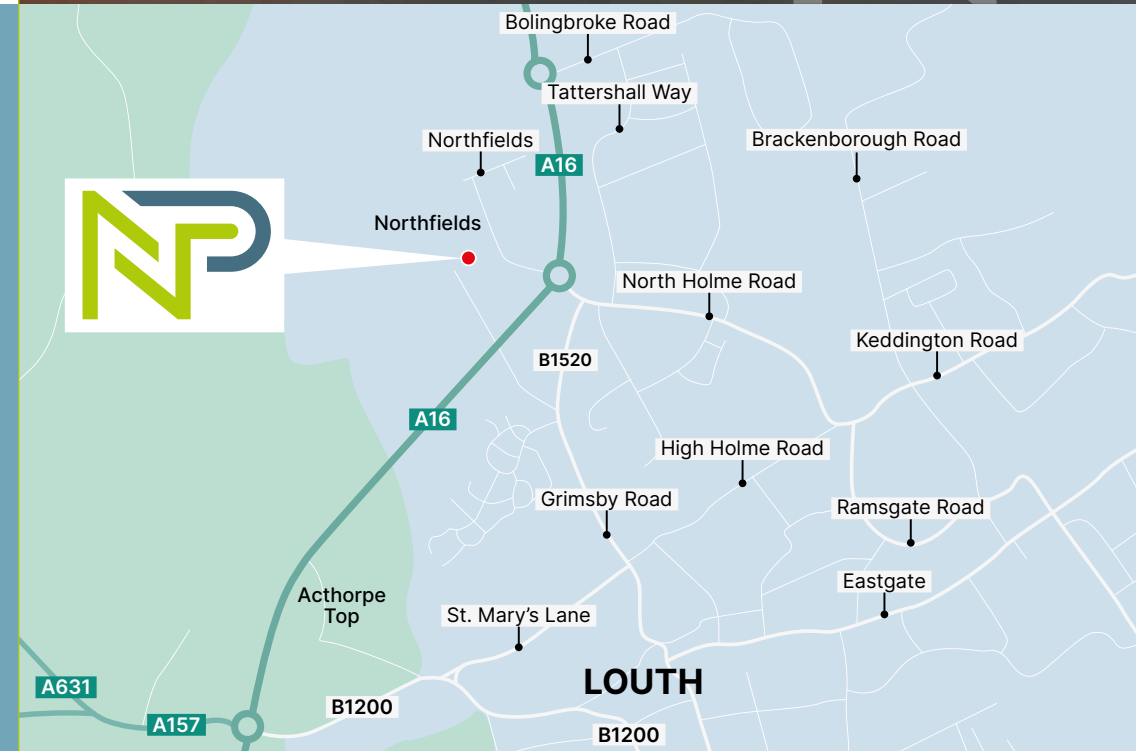
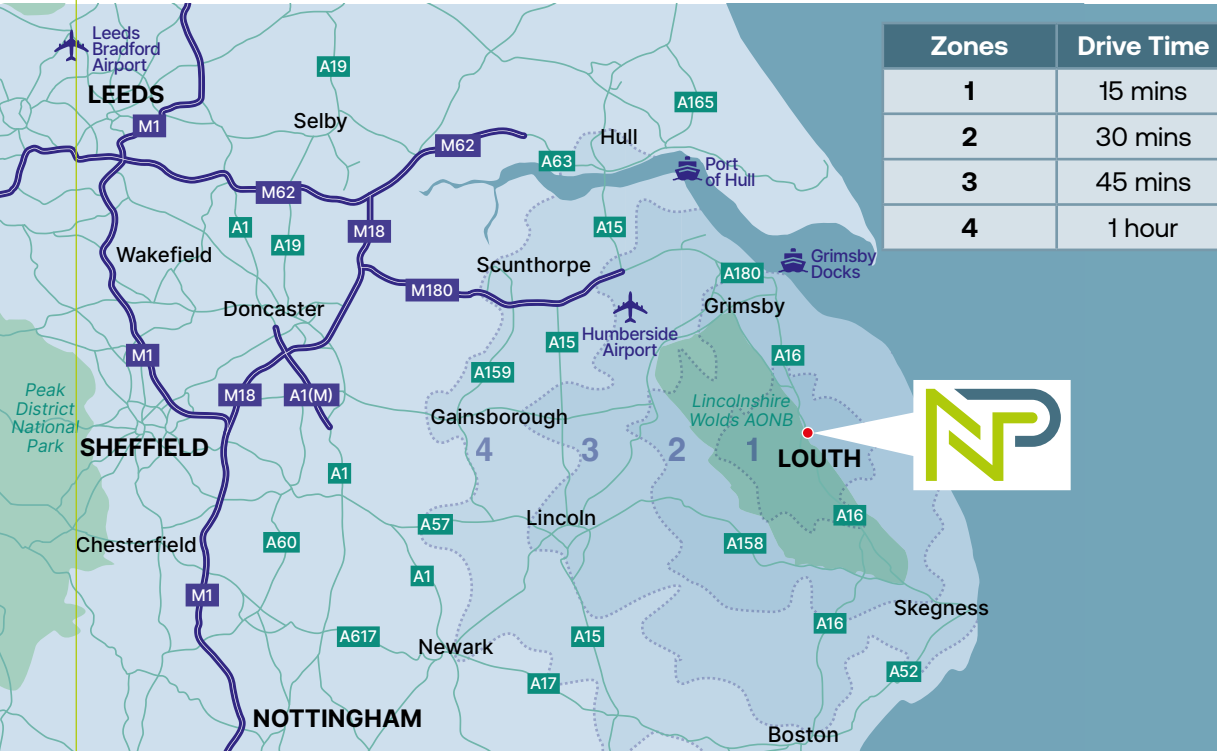
LOCATION

Located within the market town of Louth, Northfields Park is well situated just off the main A 16 road and close to the well established Fairfield industrial estate. Louth is approximately 15 miles south of Grimsby and 25 miles East of Lincoln. Nearby occupiers include Screwfix, Halfords, B&Q, Jewson, Howdens, MKM Building supplies, Travis Perkins and a Renault Car Dealership.



What3Words:
giggle.goal.states

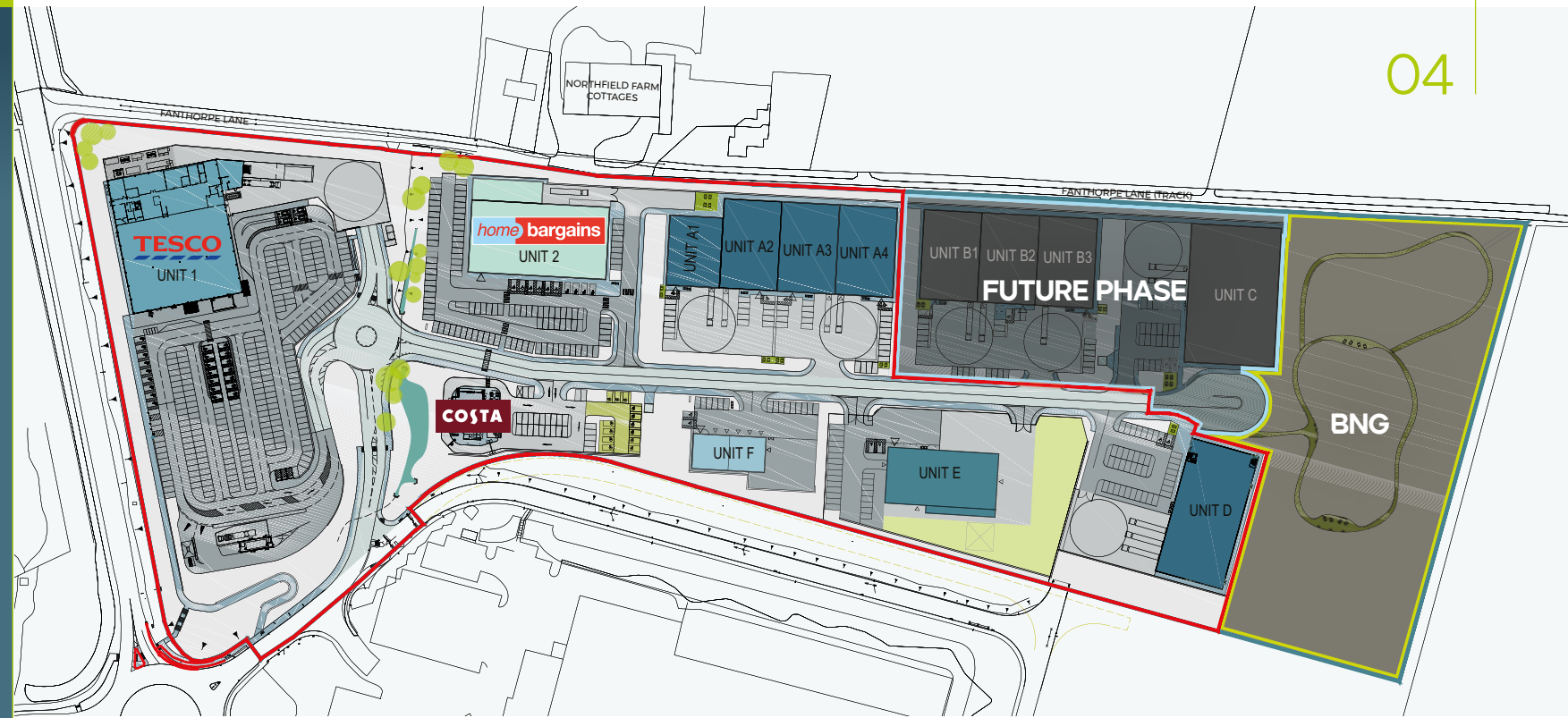
Destination	Distance	Drive Time
Grimsby	14.2 miles	24 mins
Skegness	24.8 miles	35 mins
Lincoln	27.5 miles	45 mins
Boston	32.9 miles	52 mins
Gainsborough	34.7 miles	55 mins
Hull	45 miles	1hr 14 mins
Newark	44.8 miles	1hr 16 mins



ACCOMMODATION SCHEDULE

All areas are approximate and are calculated on a RICS Gross Internal Area basis.

Unit	SQM	SQFT
Unit 1	Letting Exchanged	
Unit 2	Let	
Unit 3	Let	
As individual units or as a combination		
Unit A1	697	7,500
Unit A2	929	10,000
Unit A3	929	10,000
Unit A4	929	10,000
Unit D	2,248	24,187
Unit E	Under Negotiation	
Unit F	Under Negotiation	
Future Phase		
Unit B1	929	10,000
Unit B2	929	10,000
Unit B3	929	10,000
Unit C	2,323	25,000



TERMS

The units are available to let on a leasehold basis although freehold purchase options will also be considered. Please enquire via the agent details to discuss pricings and terms.

BUSINESS RATES

We advise prospective tenants to obtain an estimate from the VOA prior to transaction.

EPC

We are targeting an EPC rating of A/ B, however the units will be formally assessed upon practical completion.

SERVICE CHARGE

The tenants/ purchaser will be responsible for an agreed service charge set on the park.



CONTACT



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