



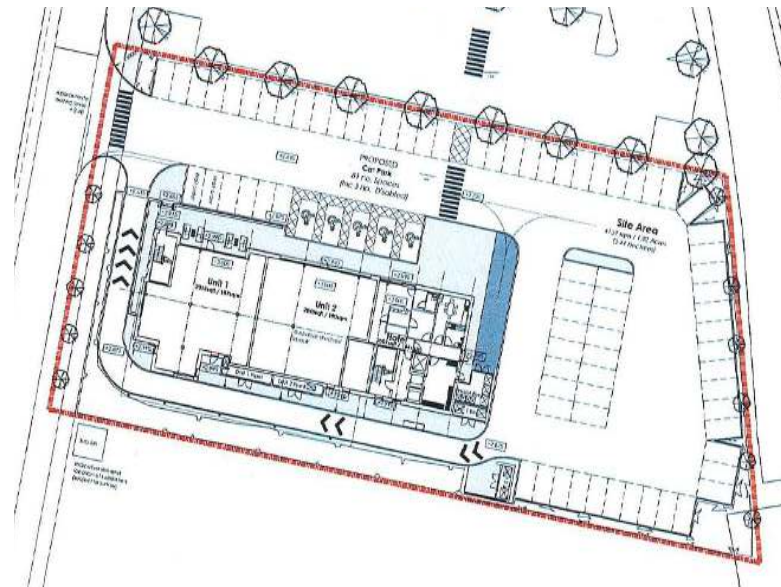
The Village @ Europarc, Grimsby, North East Lincolnshire, DN37 9TS

Retail/Office/Leisure To Let of 187 sq m (2,015 sq ft)



Front Elevation

Side Elevation



Summary

- New clear span accommodation of 187 sq m (2,015 sq ft).
- Would suit a variety of retail, leisure or offices uses, subject to consent.
- Neighbouring occupiers to include Greene King (Beechwood Farm), Travelodge and Starbucks.

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).

Europarc is situated on the western edge of Grimsby, 1.5 miles from the town centre with immediate road access to the A180 linking to the M180 and wider network. Europarc is the flagship business park of North East Lincolnshire. It is home to some of the region's leading businesses with over 2,000 employees on site. Major employers include Morrisons, Auto Trail, Daniels, Two Sisters Food Group and Ultimate Packaging.

The Business Park has over 7205,000 sq ft of business space already developed and has been designed to attract manufacturing/distribution and office space businesses at all stages of their development in high quality, cost effective, purpose built accommodation within attractive landscaped grounds.

Outline planning consent exists to develop a further 600,000 sq ft of space capable of providing approximately 1,700 FTE jobs.

The Village

Located at the entrance to Europarc and adjacent to the A180 interchange, The Village comprises a 6.5 acre site with outline planning consent for a variety of business support uses including a hotel, restaurant/café, retail, gym, nursery and additional office space.

The first phase of the development, being Beechwood Farm Public House, was developed and opened by Greene King Plc in October 2014. The proposed development comprises a new four storey purpose built building which will provide for a 80 bed Travelodge Hotel together with a Starbucks coffee shop on the ground floor.

The subject property, being Unit 1, will comprise a clear span unit of 187 sq m (2,015 sq ft) which will benefit from on site shared car parking for approximately 81 spaces together with 5 disabled spaces.

Accommodation

The property has not yet been constructed but is intended to provide a net internal area in accordance with the RICS Code of Measuring Practice.

	Sq m	Sq ft
Ground Floor Area	187	2,015

Terms

The unit is available To Let, subject to the following terms and conditions.

Rent

By negotiation. The rent will be payable quarterly in advance by bankers order and subject to VAT.

Lease Term

By negotiation.

Repairs And Insurance

The Tenant will be responsible for all internal repairs and decorations to the demised premises following construction together with the reimbursement of the annual property insurance premium applicable thereto.

Service Charge

The Tenant will be required to contribute towards a service charge levied by the Landlord in respect of the future repair, maintenance and upkeep to the common parts of the building, external parking and landscaped areas. Further details are available from the sole agents upon request.

Business Rates

The Tenant will be responsible for the payment of business rates.. The property will require to be assessed for rating purposes upon practical completion.

Interested parties are advised to obtain an estimate as to the likely rateable value by contacting the local authority or Valuation Office Agency before proceeding with a transaction.

EPC

The property will be assessed for EPC purposes following practical completion.

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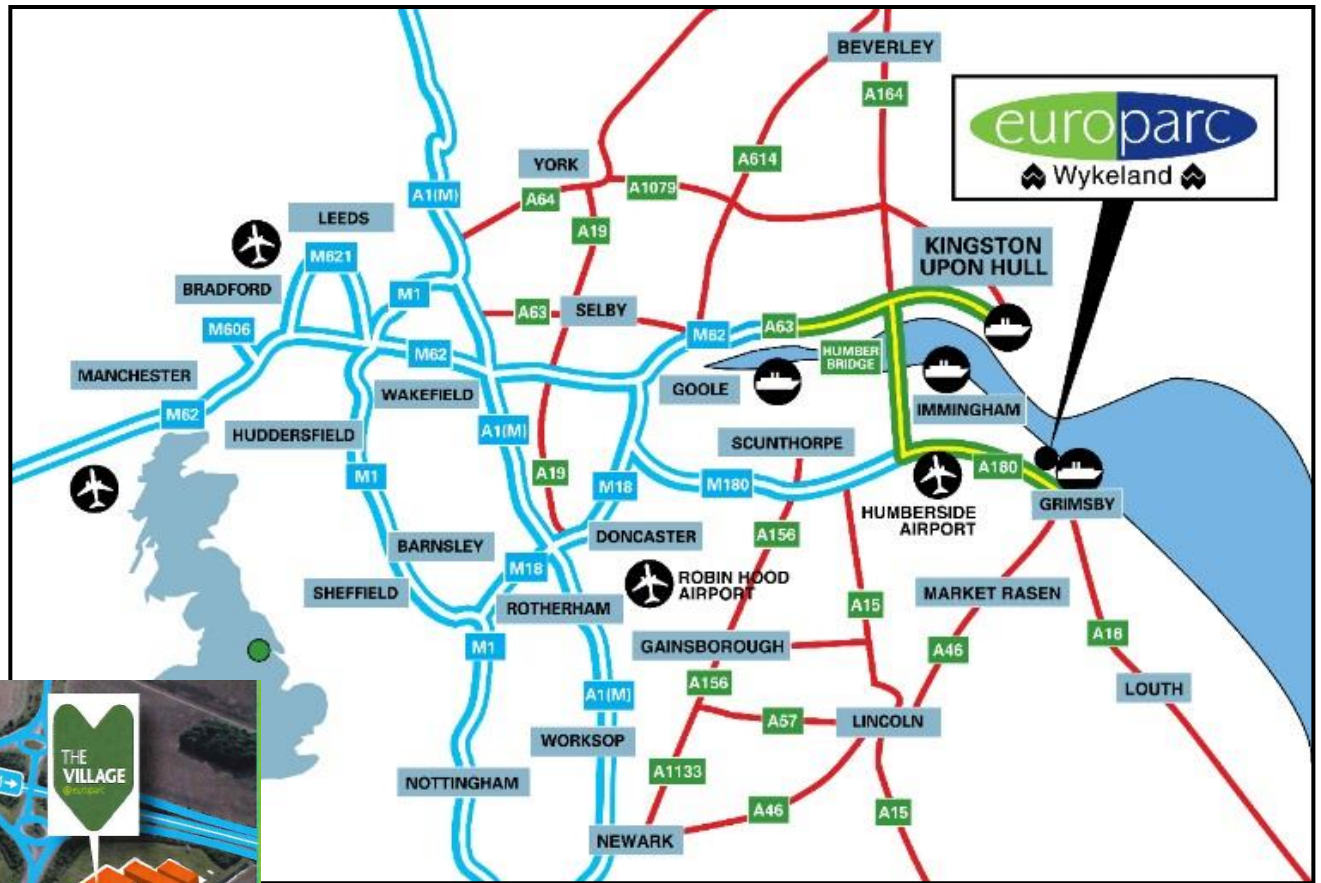


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