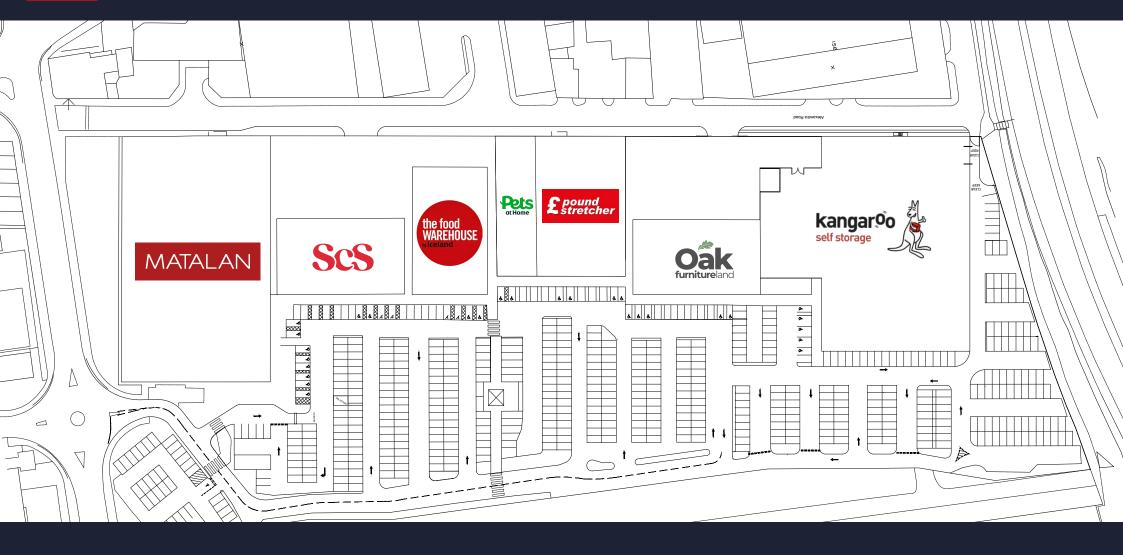


Grimsby





# **DESCRIPTION**

A 125,695 sq.ft modern, purpose-built retail park with occupiers including Matalan, ScS, The Food Warehouse, Pets at Home & Poundstretcher.

## LOCATION

Grimsby is a port town and the administrative centre of North East Lincolnshire, located on the South Bank of the Humber Estuary. The Port of Grimsby is a strong pull for business and employment in the town. The UK Government granted the port with Freeport Status in 2021 as part of the wider Humber Freeport, which is expected to improve business and employment opportunities in the town. Grimsby is well connected to the UK's national motorway network, with the A180 connecting directly to the M180, and in turn the wider motorway network via the M18 and M62. The town benefits from multiple railway stations, including Grimsby Town Railway Station and Grimsby Docks Railway Station, providing direct links to cities including Manchester and Sheffield.

## **SERVICE CHARGE & INSURANCE**

The units participates in a service charge scheme. The Landlord will insure the premises, the premiums to be recovered from the tenant.

### **SERVICES**

The units have electricity and water connected

#### **PLANNING**

An incoming tenant must satisfy themselves that their propose use is acceptable to the Local Planning Authority.

# LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

### **ENERGY PERFORMANCE**

Each party is responsible for their own legal costs in connection with the granting of a lease.





DN31 1SG



562+
Free parking spaces



c. 1.35 million



Local population of over **240,000** 



125,695 sq.ft









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VIEWING Strictly via prior appointment with the appointed agent:



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