



# PARK

ALEXANDRA  
Grimsby



Available Space  
**35,000 sq.ft**

Local Occupiers Include

MATALAN

Pets  
at Home

SCS

the food WAREHOUSE

Oak  
furnitureland

Corporation Road, Grimsby, Lincolnshire, DN31 1SG



**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 proposed 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.

# M PARK ALEXANDRA



Sat Nav  
**DN31 1SG**



**562+**  
Free parking spaces



Visitors per annum  
**c. 1.35 million**



Local population of over  
**240,000**



**125,695 sq.ft**  
(11,677 sq.m)





**MISREPRESENTATION ACT.** 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pansnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of [statistical] information and there will inevitably be errors in it]. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property.

**SUBJECT TO CONTRACT.** We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at [www.lcpgroup.co.uk/policies](http://www.lcpgroup.co.uk/policies).

The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at [www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf](http://www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf)

**VIEWING** Strictly via prior appointment with the appointed agent:

**ESH** Edgerley Simpson Howe  
 020 7758 0400  
[www.eshp.com](http://www.eshp.com)

Henry Phipps  
 M: 07393 019 774  
 E: [henry@eshp.com](mailto:henry@eshp.com)

Owned and managed by

**LCP**  
 part of MCore  
 01384 400123  
[searchlcp.co.uk](http://searchlcp.co.uk)



Barry Flint  
 M: 07825 138755  
 E: [bflint@lcpproperties.co.uk](mailto:bflint@lcpproperties.co.uk)