



PARK

ALEXANDRA



TO LET/MAY SELL
1,800 sq.ft. Drive Thru Opportunity
TO LET
14,025 sq.ft. Subject to vacant possession

MATALAN

Pets
at Home

poltroneseofa
at 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. **DRIVE THRU OPPORTUNITY-** 1,800 sq ft Drive Thru opportunity with prominence to Corporation Rd and positioned at the entrance to the largest retail park in Grimsby.

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.



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Sat Nav



Local population of over



Visitors per annum



562+



125,695 sq.ft



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