

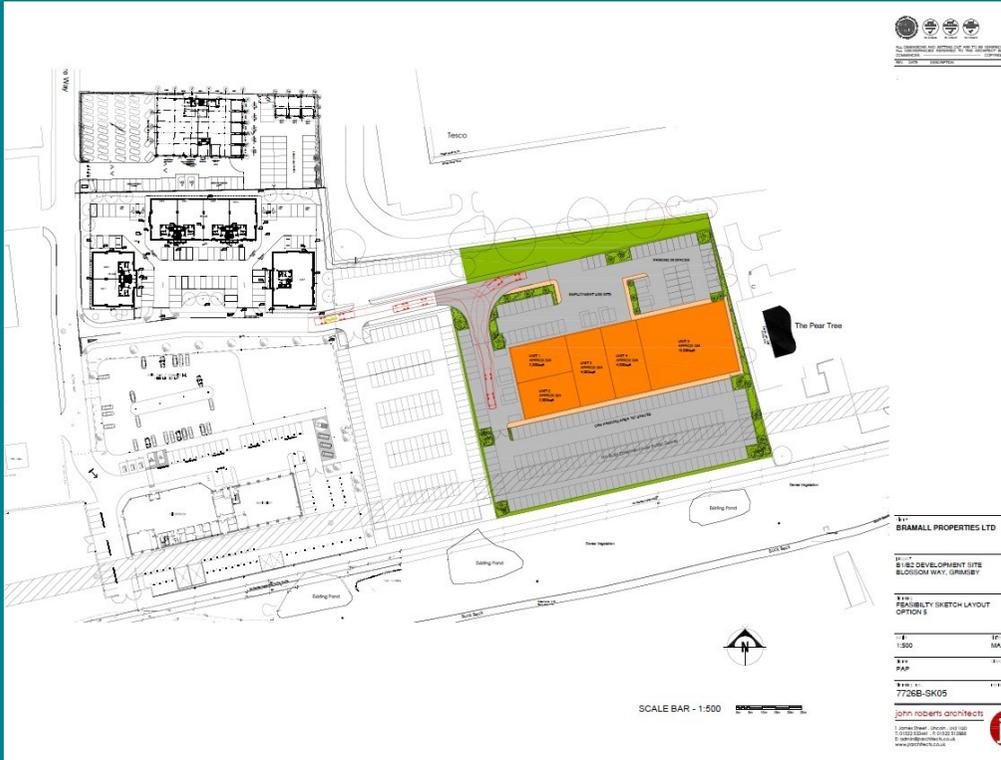
FOR SALE

HEWITTS BUSINESS PARK, HUMBERSTON, GRIMSBY, DN36 4TQ



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LOCATION

Hewitts Business Park is situated on Blossom Avenue with access being gained via Altyre Way. This is a modern business park environment with access from Hewitts Circus.

Humberston is a popular and desirable residential village located on the outskirts of Grimsby and Cleethorpes. This is the only business park to the south of Grimsby town centre and benefits from being in close proximity to a number of affluent villages. The property is adjacent to Hewitts Circus Retail Park which includes a Tesco Extra and Pets at Home. There are also a number of car dealerships including Audi, Volvo, Mazda, Nissan, Hyundai, Mitsubishi and Vauxhall in the immediate vicinity. Access to the A16, A46 and M18 is quick and convenient. There is access to public transport with a number of bus routes serving Hewitts Circus. North East Lincolnshire has a strong employment base including food, engineering, renewables, ports and logistics.

DESCRIPTION

The available land is broadly rectangular in shape and is situated between existing car dealerships and the Pear Tree public house. Access is gained via Blossom Avenue, which also provides access to a new office park.

Planning permission has been obtained for a commercial development showing 24,000 sq ft of space. The consent allows for light and general industrial uses and storage and distribution.

The proposed scheme is configured to provide the following accommodation:-

- ⇒ 2 units of 3,000 sq ft each
- ⇒ 2 units of 4,000 sq ft each
- ⇒ 1 unit of 10,000 sq ft

Any future occupier / developer could reconfigure the layout to suit their own individual requirements.

The proposed scheme allows for 40% site coverage offering ample space for loading, circulation, parking and an attractive landscaped environment can be created.

SITE AREA

The total site area is approximately 0.61 hectares (1.5 acres).

Commercial Development Land

Extending to 0.61 hectares (1.5 acres)

Planning consent for 24,000 sq ft

Excellent location

Freehold: £ On Application





TERMS

Price on application.

Our clients will consider a joint venture with an owner occupier or investor with them putting in the land and a third party carrying out the development. We will be pleased to discuss this in more detail with an interested party.

ADDITIONAL INFORMATION

Tenure: The land is freehold.

Local Authority: North East Lincolnshire Council.

Rateable Value: N/A

EPC: N/A.

Services: All mains services are available for connection to the property. Prospective purchasers are advised to check on the capacity of supplies for their proposed use.

VAT: VAT is applicable to this transaction.

Legal Costs: Each party will be responsible for their own legal costs incurred.

VIEWING AND FURTHER INFORMATION (Ref: 19/256)

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