

St James' Park · Fairfield Industrial Estate · Louth

- ◆ Zoned for B1, B2 and B8 uses
- ◆ Design and Build options
- ◆ Prime A16 frontage available
- ◆ Plots from 0.5 to 3.1 acres (0.20 to 1.25 Ha)



Sole Agents:



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Developer:



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General

St James' Park is a substantial commercial development by established Lincoln based developers, Taylor Lindsey Limited. It has prominent frontage to the A16 trunk road and is considered suitable for a variety of commercial uses. The site is considered suitable for industrial, warehouse, trade counter, office and other commercial uses.

Location

St James' Park is located in the heart of the Fairfield Industrial Estate and adjacent the A16 trunk road. The location is approximately 13 miles South East of Grimsby and gives good access to the Humber ports and the M180 which connects to the central motorway network.

Services

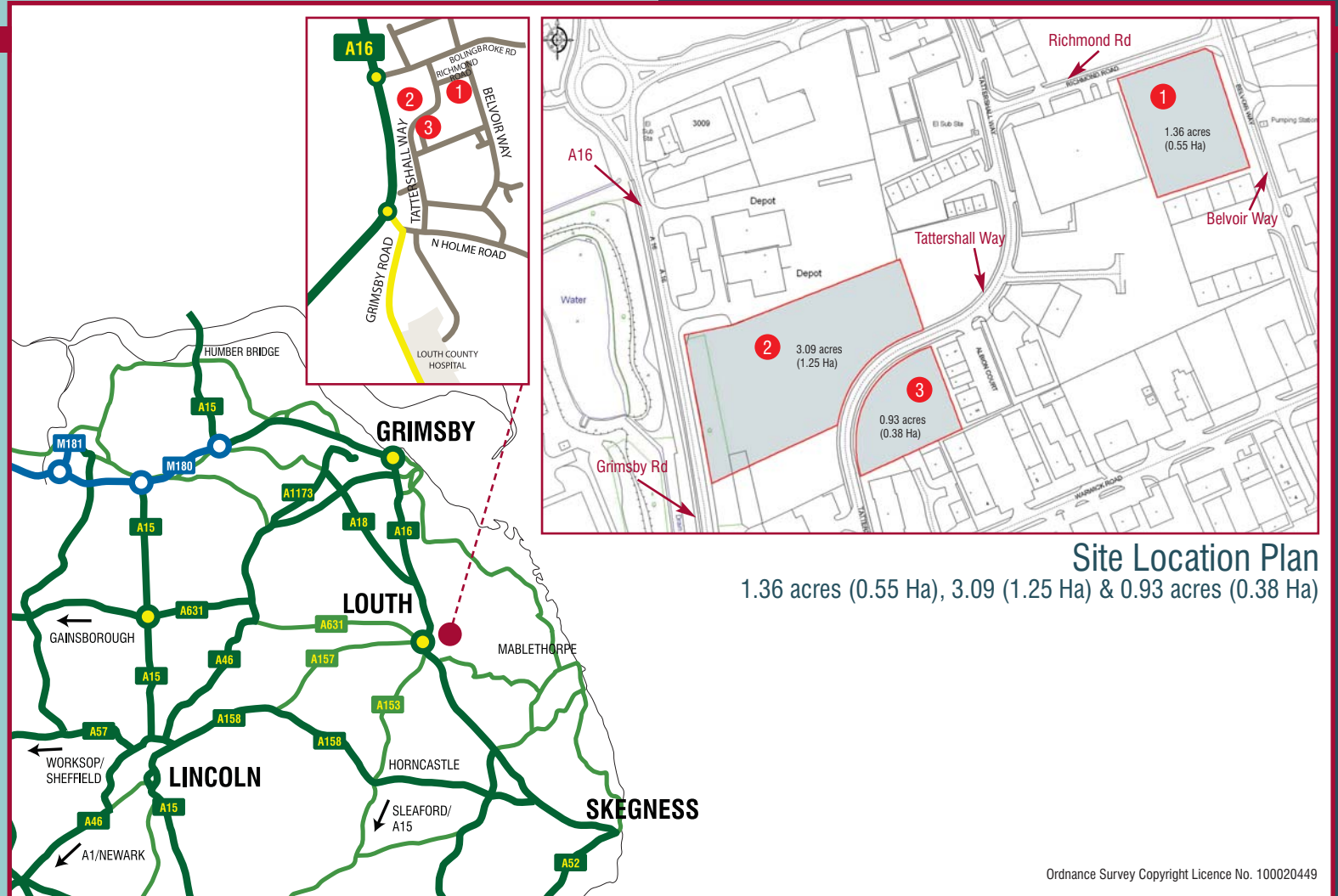
Mains electricity, gas, water and drainage are available. Interested parties are advised to satisfy themselves as to capacity and suitability of services.

Planning

The site is zoned for B1, B2 and B8 uses. Other uses will be considered. Individual applications for specific buildings will be made by the developers.

Terms

New buildings will be constructed to occupiers requirements and offered to let, normally on a full repairing and insuring lease and for a minimum term of 10 years. Freehold sales of completed buildings may also be considered.



Important Notice: These particulars do not constitute an offer or contract of sale. Any prospective purchasers or tenants should satisfy themselves by an inspection of the property. We have not been able to test any of the building services and installations and recommend that interested parties arrange for a qualified person to check them before entering into any commitment. Measurements and areas all approximate. All prices quoted are exclusive of VAT