

Design & Build

**TAYLOR
LINDSEY**



St James' Park, Fairfield Industrial Estate, Louth

Land Available for Design and Build

- Suitable for office, warehousing, trade counter or showroom premises.
- Three plots available, ranging from 0.7 to 1.1 acres.
- Premises built to your requirements.
- Occupiers on the estate include MKM, John Deere, Luxus, Couplands Caravans, Moncaster Wire, Fenland, Jewson and Honda Racing.
- Two plots adjacent MKM; considered ideal for trade counter occupiers.

St James' Park, Louth

Comprises three plots of development land on the Fairfield Industrial Estate, extending to 1.1, 0.9 and 0.7 acres. Two of these sites are located adjacent the new MKM builders' merchant and are considered ideal for trade counter occupiers.

Major occupiers on the Fairfield Industrial Estate include John Deere, Lexus, Couplands Caravans, Moncaster Wire, Fenland, Jewson and Honda Racing.

Location

The estate occupies a strategic location on the northern side of Louth with direct access onto the A16 Trunk Road. It is located approximately one mile from the town centre and, being 13 miles south east of Grimsby, gives good access to the Humber ports and the M180 which connects to the central motorway network.

General

Design and Build opportunities are available, tailored to meet the requirements of a specific occupier. Buildings would typically be a minimum of 5,000 sq ft / 500 sq m. Potential uses include industrial, warehousing, trade counter and showroom.

Taylor Lindsey owns three plots of development land on the Fairfield Industrial Estate, extending 1.1, 0.9 and

0.7 acres. Preliminary plans for a new trade counter development adjacent MKM show units from 4,000 sq ft (372 sq m).

The Meridian Centre on Belvoir Way has units of 2,500 or 5,000 sq ft (235 or 470 sq m) available from time to time.

The letting of land as fenced compounds will also be considered.

Services

All mains services are available. Tattershall Way and Belvoir Way are adopted and therefore maintainable at public expense.

Further Information

Please contact Taylor Lindsey Ltd
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These particulars are provided as a general outline only, for the guidance of intending lessees, and do not constitute part of an offer or contract. Descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but interested parties must satisfy themselves as to their accuracy. Unless otherwise stated all prices quoted are exclusive of VAT. Interested parties will be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill.