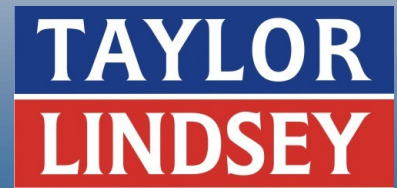




SELF STORAGE SITE—TO LET

ST JAMES' PARK, FAIRFIELD INDUSTRIAL ESTATE, LOUTH



ST JAMES' PARK, FAIRFIELD INDUSTRIAL ESTATE, LOUTH

DESCRIPTION

Three development sites available to let 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, close to the A16.

- IDEALLY LOCATED FOR SELF STORAGE OPPORTUNITY
- LEVEL WITH GOOD VISIBLE ACCESS FROM A16
- SUITABLE FOR HIGH DENSITY OF CONTAINER (EST 170 PER ACRE)
- HOME TO MAJOR OCCUPIERS INCLUDING JEWSON, LEXUS, HONDA RACING & JOHN DEERE
- ALL MAINS SERVICES AVAILABLE

LOCATION

Fairfield Industrial 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, approximately 13 miles south of Grimsby, providing good access to the Humber ports and the M180 which connects to the central motorway network.



ADDITIONAL

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
- SHOWROOM



VIEWINGS & FURTHER INFORMATION

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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.

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