



Land Available for Design and Build
St James' Park, Fairfield Industrial Estate, Louth

TAYLOR
LINDSEY

ST JAMES' PARK, FAIRFIELD INDUSTRIAL ESTATE, LOUTH

DESCRIPTION

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

Major occupiers on the Fairfield Industrial Estate include John Deere, Luxus, 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.

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

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.

- **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.**
- **TWO PLOTS ADJACENT MKM; CONSIDERED IDEAL FOR TRADE COUNTER OCCUPIERS.**

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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