

# Scotts

01472 267000

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# VICTORIA GATE

Retail, Office, Leisure & Residential Space



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## ALL ENQUIRIES

### EXCITING DEVELOPMENT OPPORTUNITY FOR RETAIL, OFFICE, LEISURE & RESIDENTIAL

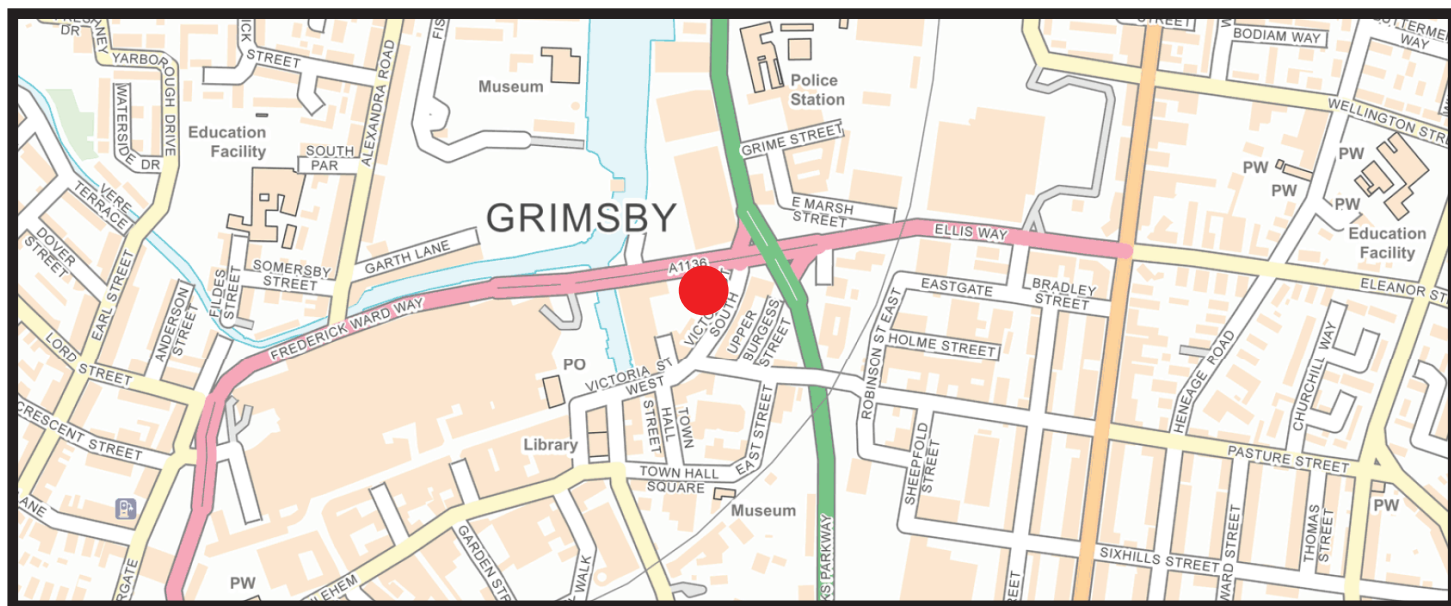
Located in the heart of the town centre and overlooking one of the highest profile junctions in the town this exciting new development will provide approx. 440 sq m of retail space, 440 sq m, of retail/leisure space, 50 residential units (being a mix of 1, 2 & 3 bed premises) in a three, five and six storey building with appropriate amenity space

### Purchase & Letting Opportunities

### Joint venture development opportunities also considered

Grimsby has a population of approximately 88,250 (Source: Census 2011) and is considered to be a centre of excellence for food processing with a growing renewable energy sector. Transport links to the site are good with pedestrian, cars and public transport all immediately accessible. Proposals for a new Higher Education facility nearby will only strengthen the location.

Expressions of interest are being recorded in anticipation of development in the near future



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