



STRATUM
PARK



DESIGN & BUILD INDUSTRIAL & LOGISTICS OPPORTUNITIES UP TO 150,000 SQ FT

For Sale/To Let | 12 acre site | Plot sales also available

A18 | M181

Doncaster Road, Scunthorpe DN15 8GR
What3Words ///loving.fortunate.oval

Developed by



STRATUMPARK.CO.UK



- AVAILABLE FOR INDUSTRIAL, LOGISTICS & TRADE COUNTER USES
- AT THE CROSSROADS OF A18/M181 LINKING TO M180/M18/M62
- ESTABLISHED LOCATION ADJACENT TO POPULAR FOOD & RETAIL PARK
- FAST ACCESS TO GROWING REGIONAL & NATIONAL MARKETS

HIGH QUALITY INDUSTRIAL & LOGISTICS DESIGN & BUILD UNITS ACROSS 12 ACRES

STRATUMPARK.CO.UK

Stratum Park is a major new development on the intersection of the A18 and M181 in Scunthorpe, Lincolnshire.

Scunthorpe is one of the UK's major industrial locations. Long known for steel production, the town has diversified into a range of manufacturing sectors. Major occupiers include **British Steel, Wren Kitchens, Gands, OSI Food Solutions,**

Jotun Paints, 2 Sisters Food Group, Bulten, Canpack, Liberty Merchant Bar, Billington Foods, and Corrbboard.

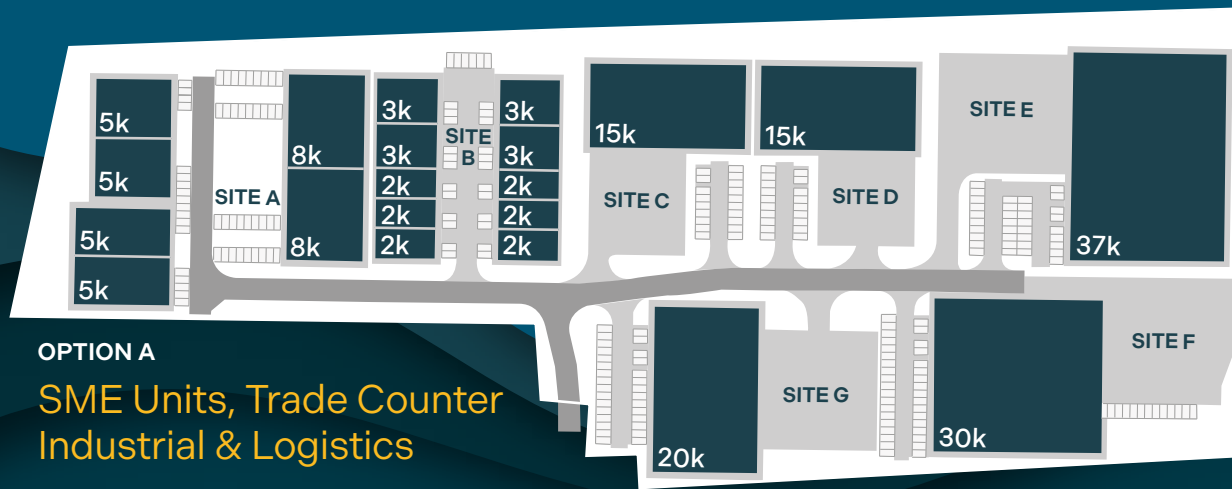
Scunthorpe is also well-placed for local and national logistics operations. The cities of Hull, Sheffield, Leeds, York and Lincoln all fall within 1 hour by van, whilst over 34.5 million people live within 4.5 hours by HGV.

Located on a major route into Scunthorpe, Stratum Park also offers the potential for roadside retail, subject to planning. The park

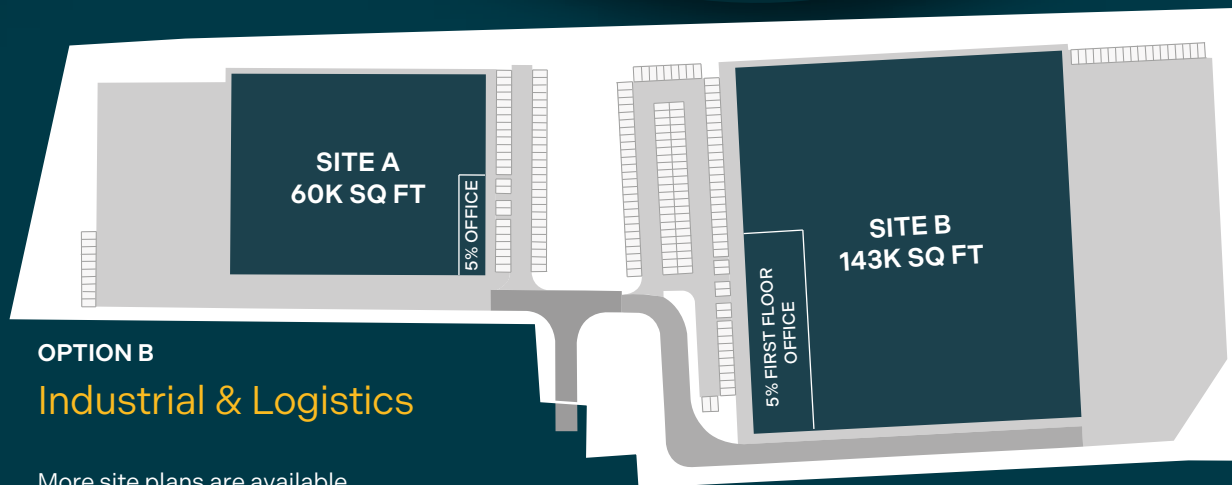
builds upon the established **Gallagher Park**, a major retail destination counting **Tesco Extra, Aldi, TK Maxx** and **B&Q** as occupiers.

On the opposite side of the A18 are a number of drive-thru and fast food retailers, as well as a hotel, plus the home ground of **Scunthorpe United**.

Stratum Park is being bought forward by established developer Lindum Group. Subject to planning, grade-A design and build units can be delivered within 12 months.



OPTION A
 SME Units, Trade Counter
 Industrial & Logistics



OPTION B
 Industrial & Logistics

More site plans are available
 contact the agents for details

INDICATIVE CGI
 OPTION B INDUSTRIAL & LOGISTICS



DESIGN & BUILDS FROM 4,000 TO 150,000 SQ FT

Stratum Park offers a highly flexible development platform.

ADAPTABLE LOCATION

The site is due to be allocated for employment including industrial, logistics, and trade counters. Our illustrative plans show how the site can accommodate a mixture of small industrial and trade counter units, scaling to large industrial logistics opportunities.

LEADING SPECIFICATION

Every build at Stratum Park will benefit from a leading specification designed to provide durable service and low running costs.

Occupiers can also choose from a wide range of sustainability options to suit their green agendas.

FAST OCCUPATION

Lindum Group's established construction platform can deliver build to suits in as little as 12 months, subject to planning and agreement of terms.



12 ACRE
 PARK



FREEHOLD &
 LEASEHOLD



GRADE-A
 BUILD TO SUITS



SUSTAINABLE
 OPTIONS

DIRECT ACCESS TO CONSUMER MARKETS

The cities of Hull, Sheffield, Leeds, York and Lincoln all fall within 90 minutes by van, reaching a massive 8.4 million consumers in that time.



375,259
PEOPLE WITHIN 30 MINUTES BY CAR

4.1 million
PEOPLE WITHIN 60 MINUTES BY CAR

8.4 million
PEOPLE WITHIN 90 MINUTES BY CAR

Source: www.drivetimemaps.co.uk



WORKFORCE

STRONG LOCAL LABOUR SUPPLY

Thanks to excellent road access, Stratum Park can draw upon the region's large pool of skilled and available labour.

A strong manufacturing base ensures that wages are competitive compared to national averages.

961,500
ECONOMICALLY ACTIVE PEOPLE WITHIN 25 MILES

Source: ONS 2021

142,200
PEOPLE WANT A JOB IN THE REGION

Source: Lincolnshire and Yorkshire and the Humber, NOMIS March 2023

EMPLOYEES IN ALIGNED TRADES

	Manufacturing	Distribution	Retail
North Lincolnshire	24.7% 19,000	9.1% 7,000	13.0% 10,000
Hull and East Yorkshire	16.9% 42,000	4.4% 11,000	14.1% 35,000
Great Britain	7.6%	5.1%	14.4%

Source: NOMIS 2021

COMPETITIVE LOCAL LABOUR RATES

£586.70 HULL AND EAST YORKSHIRE **£599.40** NORTH LINCOLNSHIRE **£642.20** GREAT BRITAIN

Source: Gross full time weekly pay by place of residence, NOMIS 2022

SAT NAV: DN15 8GR



HGV DRIVE TIMES

- 90 mins**
4.6 million people
- 180 mins**
20 million people
- 270 mins**
34.5 million people

Source: www.drivetimemaps.co.uk

STRATUM PARK

A NEW LINK FOR UK SUPPLY CHAINS

With the ports of Grimsby-Immingham and Hull nearby, and with fast access to the M180 and M62, Scunthorpe is well-placed for logistics operations.

The industrial areas of the North West, North East, and Midlands lay within 4.5 hours by HGV.



UK SUPPLY CHAIN

PLACES	hrs:mins	miles
M180 J3	06	2.6
M18 J5	16	15
M62 J35	28	22
M18 J3	30	25
Grimsby	34	31
Hull	36	32
Sheffield	46	43
Newark	1:02	48
York	1:01	49
Leeds	57	52
Nottingham	1:20	70
Manchester	1:41	89
Birmingham	2:01	116
Newcastle	2:17	135
London	3:34	173



AIRPORTS	hrs:mins	miles
East Midlands	1:23	79
Manchester	1:46	88
Heathrow	3:24	194



SEA PORTS	hrs:mins	miles
Immingham	30	28
Hull	44	36
Liverpool	2:16	119
Bristol	3:22	204

Source: www.lorryroute.com

59m tonnes
CARGO HANDLED PER YEAR
BY GRIMSBY-IMMINGHAM
AND HULL PORTS

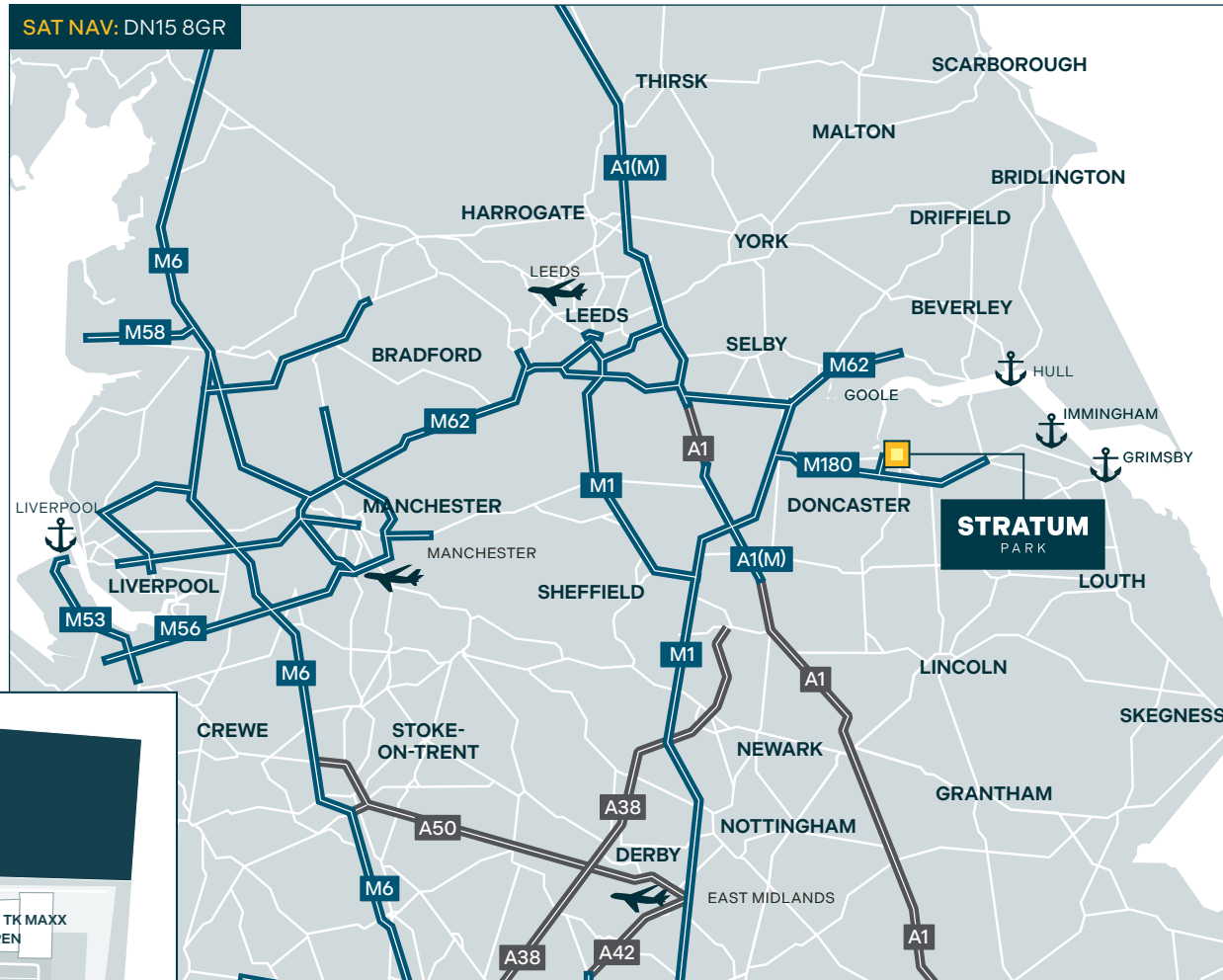
UK's #2 port
GRIMSBY-IMMINGHAM
IS THE UK'S 2ND LARGEST
PORT BY TONNAGE

Source: DDOT 2022

LOCATION

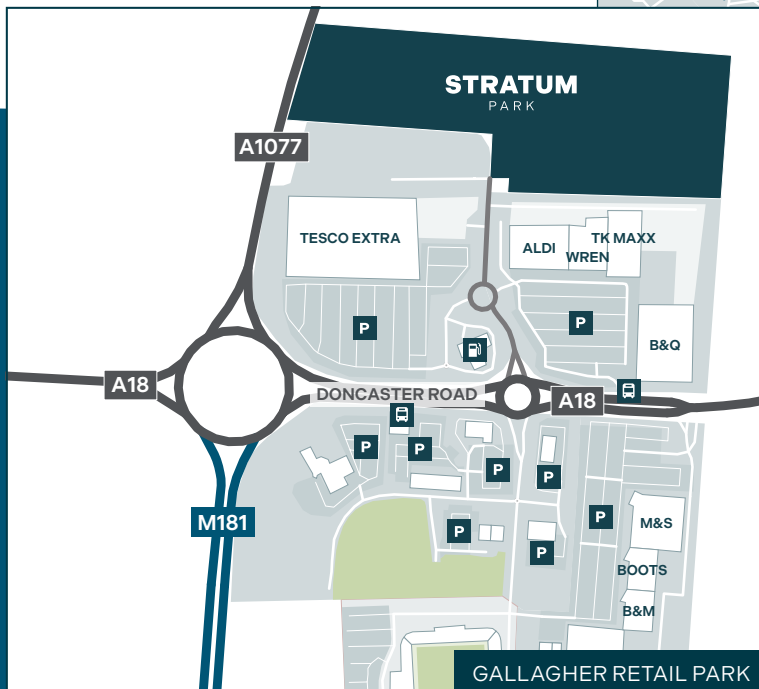
Situated at the junction of the A18 and the M181, Stratum Park is well-placed to provide regional and national access.

Occupiers will enjoy excellent access to the most populous urban areas of the North, the East Coast, and the Midlands.



A18 | M181

Doncaster Road
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DN15 8GR



AT THE HEART OF THE LINCOLNSHIRE LAKES

Located immediately adjacent to Stratum Park to the west and south of Scunthorpe, Lincolnshire Lakes is an ambitious and transformative urban project.

Lincolnshire Lakes will significantly boost Stratum Park as a location of strategic importance within the region.

The £1.2 billion initiative aims to create several vibrant and sustainable communities by harnessing the region's natural assets, including its network of lakes and waterways.

Some 6,000 homes are currently planned for Lincolnshire Lakes, mainly clustered along the M181. The development is being actively promoted by the local authorities, with the homes being delivered within the next five years.

INFORMATION

SERVICES

All mains services are available to the Park. Specific utility capacity requirements will be considered on a case by case basis.

PLANNING

Stratum Park is due to be allocated for employment use by the Local Planning Authority early in 2024.

Interested parties are advised to make their own investigations to the Local Planning Authority.

TENURE

The new buildings will be made available for Freehold Sale or Leasehold To Let.

Individual plot sales will also be considered.

PRICE

Price/rent available on application.

SERVICE CHARGE

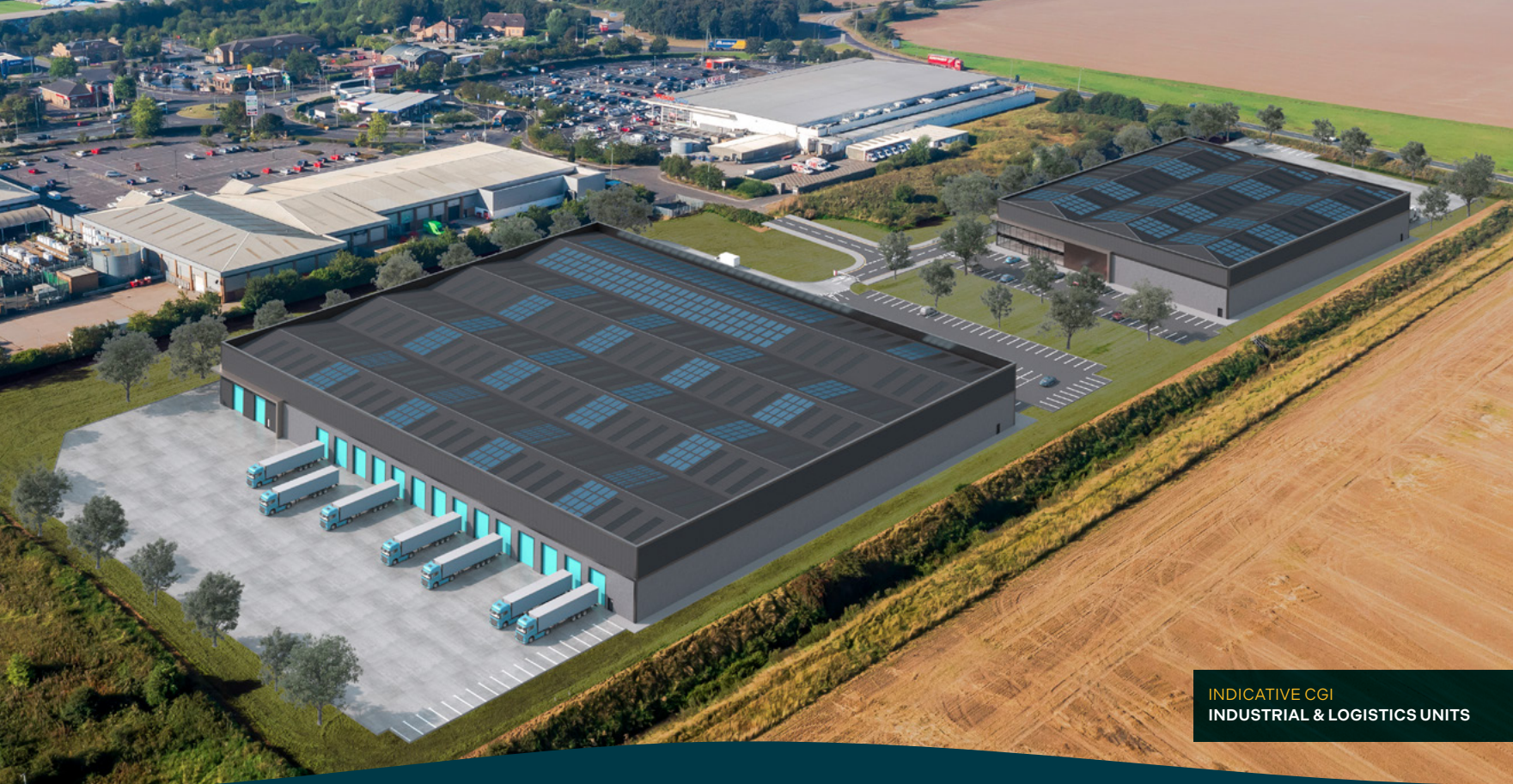
Each building will contribute to the cost of shared services such as maintenance and landscaping.

VAT

VAT will be charged in addition to sale prices/rent at the current rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs.



INDICATIVE CGI
INDUSTRIAL & LOGISTICS UNITS



INDICATIVE CGI
SME UNITS, TRADE COUNTER
INDUSTRIAL & LOGISTICS

ABOUT THE DEVELOPER

Lindum Group is an employee-owned construction company formed in 1956 with offices in Lincoln, Peterborough and York.

Across a number of divisions, Lindum has managed and delivered a vast portfolio of work for public and private sector clients, alongside their own developments.

The company is financially robust with a strong history of reinvestment and prudence; Group net assets stand at £59.7M currently, of which £55.9M is cash.

Close to all of Lindum's staff are shareholders, which ensures that the group's integrity and standards are upheld across the team.

CONTACT

For information and to view the premises please contact the agents.



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A development by



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