

# green park

M62 J38, Green Park, Newport

- A growing mixed use business park with strong environmental credentials
- J38 is an important hub on the road network
- A cluster of substantial businesses are located around J38
- High volume of passing traffic and good road frontage
- Potential uses include PFS with convenience store, food including family pub with dining, showroom or trade counter, children's nursery
- Experienced developer with proven track record
- Plot sales from 0.5 acres or bespoke solutions
- Superfast fibre connectivity

**For Sale/To Let**  
**Roadside Sales/**  
**Leisure Opportunities**  
**Bespoke Solutions on a**  
**2.9acre roadside site**



**Horncastle**  
01482 631295

## Location

J38 is an important transport hub for business and the local community which has seen considerable development in recent years. Green Park is a rapidly developing mixed use business park, which is immediately adjacent to the M62 motorway and J38, with good frontage to Main Road, Newport (B1230). The park has been strategically zoned by Horncastle for industrial, office and roadside sales / leisure opportunities to create the best environment for each business activity to prosper.

## The Concept

The high visibility and busy location provide considerable opportunity for forward thinking businesses to create new facilities and amenities to serve those who

live and work in the vicinity, in addition to those who regularly travel through J38. Horncastle believe there is considerable potential to create a thriving cluster to include roadside sales, pub/family dining, children's nursery and associated other uses. The location also has potential for trade sales and showroom activities.

## Services

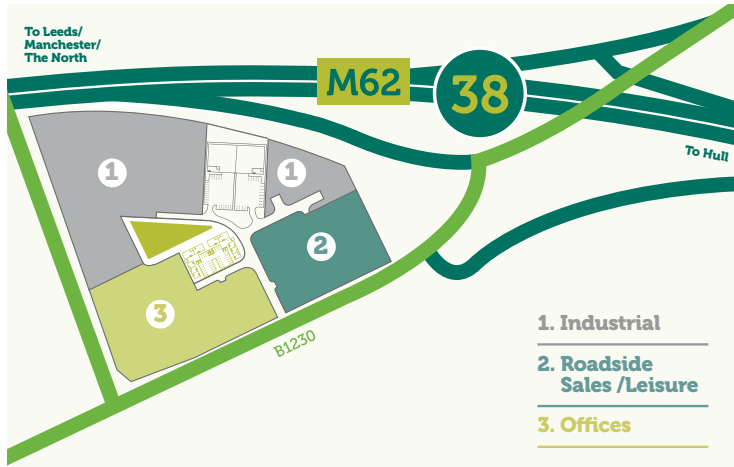
Roads and drainage infrastructure and utility services are installed to Green Park and fibre is also available for data communications.

## Terms of Availability

Plots from 0.5 acres can be acquired for development or alternatively Horncastle can offer design and build solutions on either a freehold or leasehold basis. Full details are available on request.



## Site Plan



## Location > Hull, 20 minutes > Goole, 12 minutes > M18, 13 minutes



## Enquiries to Agents



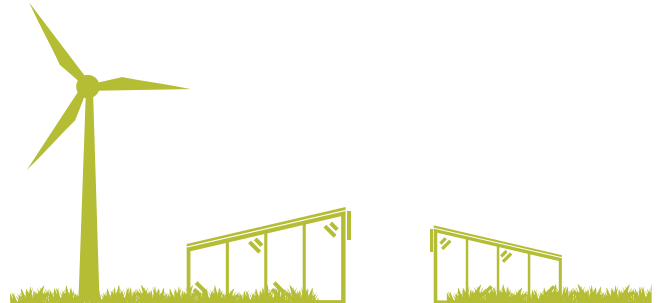
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[www.greenparknewport.co.uk](http://www.greenparknewport.co.uk)

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