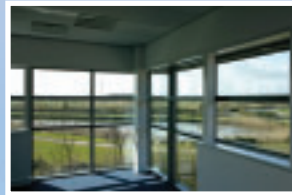
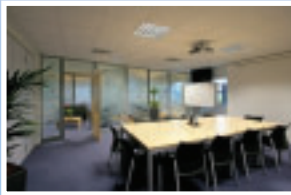


**FOR SALE/  
TO LET**

  
**genesis** <sup>origin</sup> **5**  
office park Grimsby

**Beautiful setting, quality offices, affordable prices**



 **A Wykeland Development** 

Working in partnership  
with Yorkshire Forward





## Origin 5 – High quality that businesses can afford

Genesis Office Park has brought a new level of office accommodation to the Grimsby area. Origin 5 is the latest addition and combines a high specification office, innovative design in an attractive setting with affordable prices as standard:

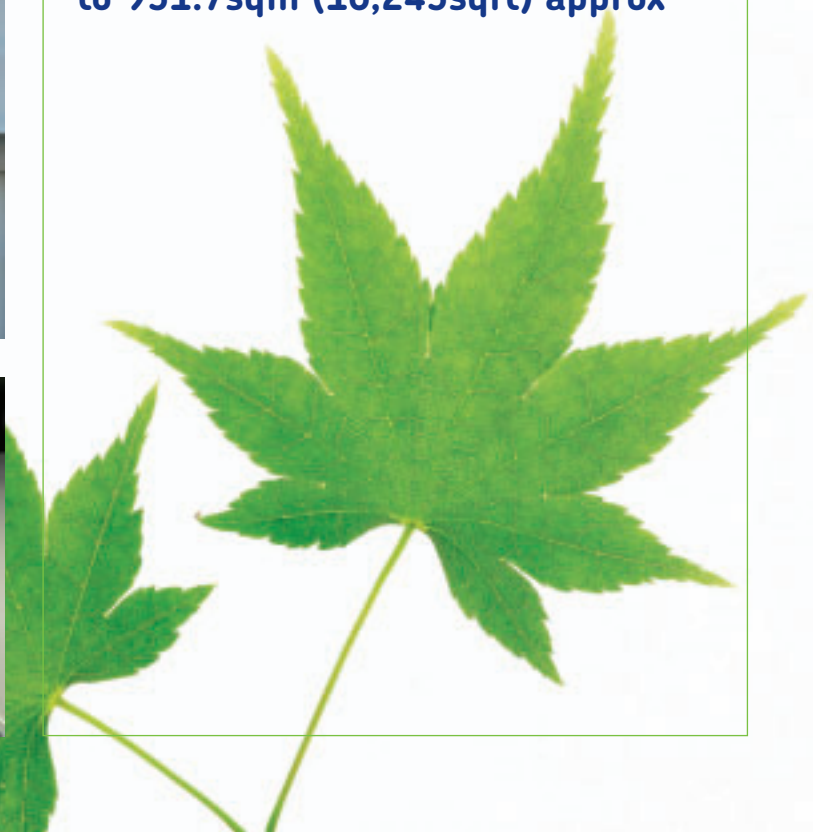
- Raised access floors
- Combined heating, cooling and ventilation system
- PIR lighting
- Rain water harvesting
- Solar water heating
- Full DDA compliance including Lift access
- w.c facilities on each floor and a shower
- Security system
- 43 car parking spaces, 2 disabled spaces, motorcycle spaces and cycle shed
- Additional permanent visitor parking with 27 spaces

Origin 5 is available now to purchase or let as a whole or to let in 4 suites.

**From 213.7sqm (2,301sqft) approx to 951.7sqm (10,245sqft) approx**



Example of internal fit-out at Origin 3



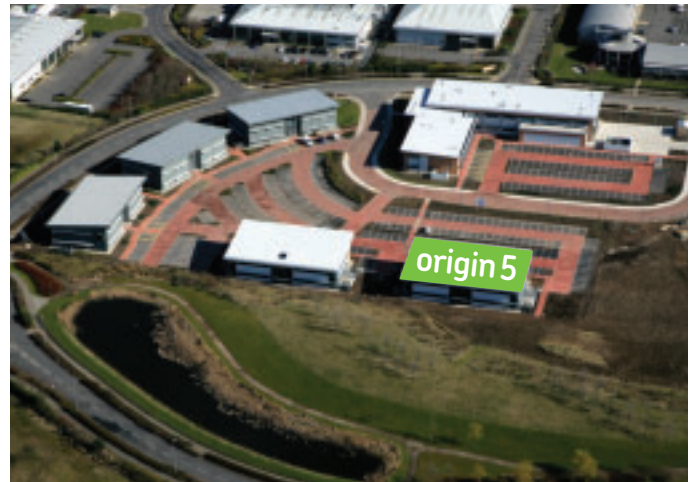


Innovation Centre Cafe



### More than just an office

Located adjacent to a park with a lake, and sat in landscaped grounds, Origin 5 offers a high quality, sustainable and innovatively designed place to work.



## Strategic location for business

Origin 5 is located on Genesis Office Park in the heart of the leading business park in the region, and has a range of additional key benefits.

- Dedicated access to A180/M180
- Congestion free route to M18/M62
- Prime location at the gateway to Immingham and Grimsby Ports handling 20% of UK Trade traffic
- Car Share Scheme
- Regular bus service
- Cycle Path to site
- Café / restaurant plus meeting / conference facilities on site
- Skilled personnel available locally
- Proven Environment for business success

## Trust Wykeland

Founded in 1968 Wykeland is a leading property development and investment company and has developed and regenerated over 9 million sqft throughout the UK, including 6.5 million sq ft in the Humber region and 725,000sqft on Europarc. Wykeland has had an impressive track record over recent years. It deals with tenants directly and has worked with an array of local companies to deliver a range of flexible, tailored property solutions.



Duncan Willey  
01472 267513



Tom Lamb: 0113 2979040  
Tim Bottrill: 0114 2729750

A Wykeland Development

01482 320968  
www.wykeland.co.uk

