

IMM-PORT

Kings Road, Immingham
North East Lincolnshire
DN40 1QT

50.2 acres
(20.8 hectares)



20,000 sq ft up to 500,000 sq ft
B1, B2 and B8 Design and Build Opportunities

*Land sales considered

Delivering Property Solutions

ABP | PROPERTY

The Opportunity

IMM-PORT comprises a greenfield development site of 50.2 acres (20.8 hectares) with a new access road providing access of Kings Road. The site is in a strategic location, within 2 minutes' drive time (0.8 miles) of the East Gate of Immingham Port. The combined Humber Ports (Immingham, Grimsby, Hull and Goole) boast the UK's largest multi-purpose ports complex and handle more than million tonnes of cargo annually, providing an unparalleled gateway for the trade connecting businesses across the UK, Europe, and beyond.

Specification

- + **Greenfield industrial / warehouse development site of 50.2 acres (20.8ha)**
- + **Strategic location close to the East Gate of Immingham Port and the A180/M180**
- + **Outline planning permission for B1 (light industrial) B2 (general industrial) and B8 (warehouse and distribution) uses**
- + **Leasehold, long leasehold and Freehold design and build opportunities**
- + **Total development capacity of 895,000 sq ft (83,147 sq m)**
- + **20,000 sq ft (1,858 sq m up to 500,000 sq ft (46,451 sq m)**

Enterprise Zone Status

IMM-Port offers a business rates discount which is worth up to £275,000 per business over a 5 year term. Further business grants and support may be available.

Services

All mains services (electricity, gas, water and drainage) and super-fast broadband are available.

The site provides an area of approximately

50.2 acres (20.8 hectares)

North East Lincolnshire Key Demographics

POPULATION



Resident Population **159,800**

Working Age Population **96,800 (60.4%)**

Economically Active **74,800 (75.7%)**

WAGE COSTS



Weekly wages are **20%**
below the national average (£523.4)

Hourly wage rates are **27%**
below the national average (£12.30)

QUALIFICATIONS



NVQ2 and Above **64,200 (66.4%)**

NVQ4 and Above **22,000 (22.8%)**

SKILLED LABOUR SUPPLY



Manufacturing and Logistics Sectors
17,000 (25.4%)

Source: Nomis

A total of **895,000 sq ft (83,148 sq m)** of B1, B2 and B8 uses



Indicative Accommodation Schedule

Unit 1	Industrial	12,077.4 sq m	130,000 sq ft
Unit 2	Industrial	44,128.9 sq m	475,000 sq ft
Unit 3	Industrial	3,716.1 sq m	40,000 sq ft
Unit 4	Industrial	4,645.2 sq m	50,000 sq ft
Unit 5	Industrial	2,787 sq m	30,000 sq ft
Unit 6	Industrial	3,251.6 sq m	35,000 sq ft
Unit 7	Industrial	3,716.1 sq m	40,000 sq ft
Unit 8	Industrial	2,322.6 sq m	25,000 sq ft
Unit 9	Industrial	1,858 sq m	20,000 sq ft
Unit 10	Industrial	4,645.2 sq m	50,000 sq ft
Total	Industrial	8,3148.2 sq m	895,000 sq ft
+5%	Offices	4,157.4 sq m	44,750 sq ft

Please note, the indicative accommodation schedule is subject to planning.

Planning Status

Planning Consent was granted on the 9th April 2014 for General Industrial (B2), Storage & Distribution (B8) and Minor Office, Research & Development, Light Industrial (B1), with associated access and landscaping.

Planning application No: DM/1027/13/OUT.

