

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

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%)**

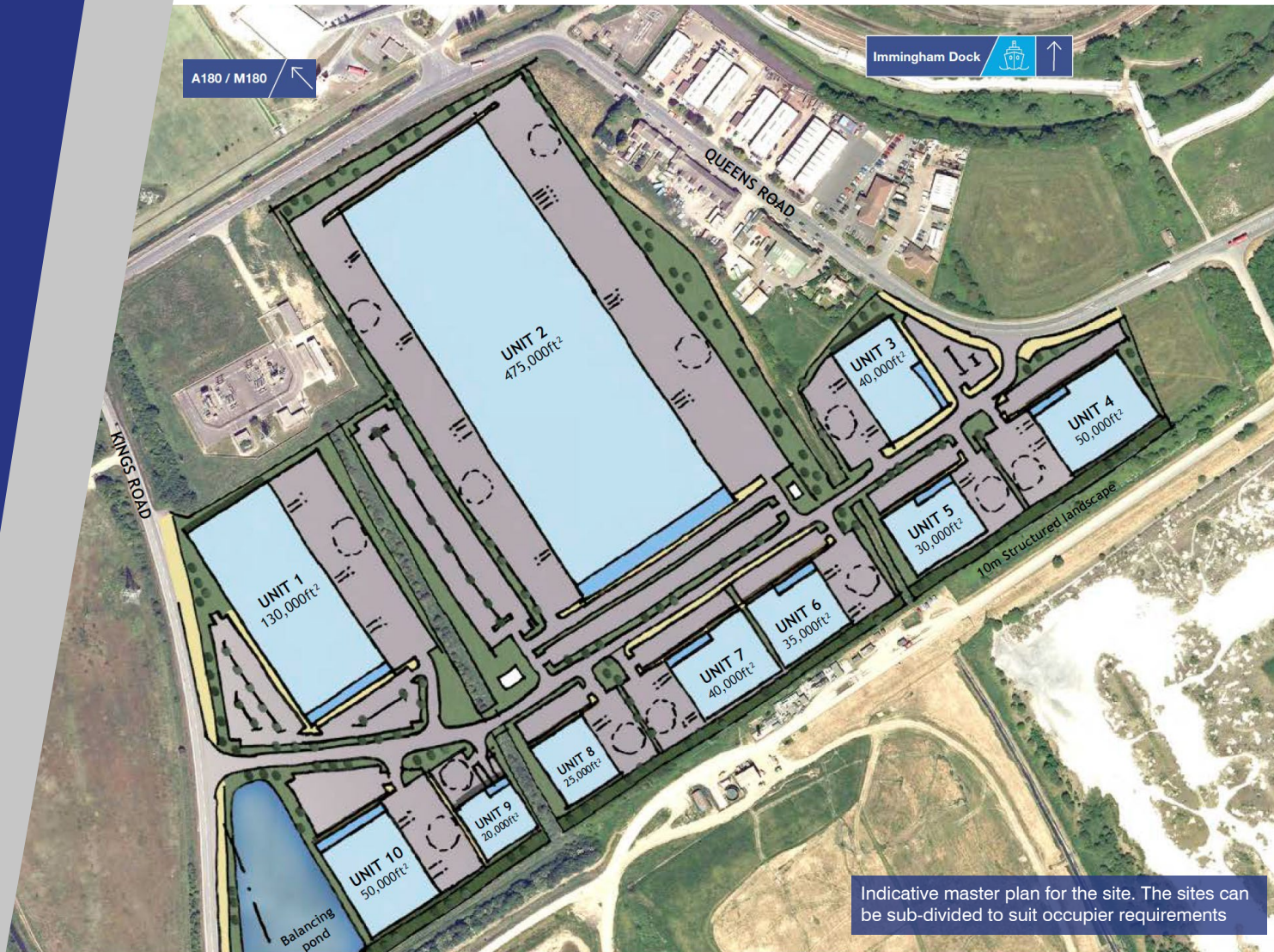
SKILLED LABOUR SUPPLY



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.



Location

IMM-Port is situated to the south-west side of Kings Road (A1173) benefiting from congestion free access to the A180 and M180 which links into the national motorway network at Junction 5 of the M18. The East Gate of Immingham Port is within close proximity of IMM-Port off sea and rail freight opportunities.

The town of Immingham has a population of approximately 20,000 people within a 10 mile radius. Immingham has seen increased investment in business over the past few years, with increased activity through the port and also expansion of its petro-chemical industries along the Humber Estuary. In addition the Humber is leading the way in the renewable energy sector with around £2.5bn being invested in wind, tidal, biofuels and renewable projects.

Tenure

IMM Port can offer bespoke leasehold, long leasehold and freehold design and build opportunities. Alternatively land sales will be considered.
All transactions will be subject to VAT.

Key Cities

Hull	39 km	24.6 miles
Leeds	105 km	65.2 miles
Manchester	164 km	101.9 miles
Sheffield	114 km	70.8 miles
London	330 km	205.3 miles



Multi Modal Site Connectivity

Road

4 minutes drive time to A180, 15 minutes drive time to M180

Rail

Immingham port rail facility has over 250 rail freight movements a week

Sea

Immingham port is the UK's largest port by tonnage, 4th busiest in Europe

Air

18 minutes drive time to Humberside Airport.

For further information can be found at www.imm-port.co.uk.
Interested parties are invited to contact the agents

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