

TO LET - AVAILABLE FROM AUGUST 2020

# PORT OF IMMINGHAM - SHED 11

IMMINGHAM DOCK

IMMINGHAM  
DN40 2LZ

93,500 SQ FT (8,686 SQ M)



INDUSTRIAL WAREHOUSE OPPORTUNITY

**CBRE**

# TO LET DETACHED INDUSTRIAL / WAREHOUSE UNIT

PORT OF IMMINGHAM  
IMMINGHAM DOCK  
IMMINGHAM, DN40 2LZ



## DESCRIPTION

The property comprises a detached / industrial / warehouse. It is constructed on a steel portal frame with a solid concrete floor, profile sheet clad elevations and profile sheet roof.

The property benefits from the following key features:

- 8m to underside of haunch
- 2 ground level loading doors
- Warehouse lit
- Loading canopy (circa 7,000 sq ft)
- 24/7 Port Security

## SERVICES

Both electricity and water supplies are provided from the Port of Immingham private supply. Interested parties are advised to make their own specific enquiries.

## BUSINESS RATES

To be reassessed on occupation.

## PLANNING

B2 and B8 uses would be acceptable.

## TERMS

The property is available by way of a new full repairing and insuring lease on flexible terms.



## CONTACT US

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## EPC

The EPC can be provided upon request.

## LEGAL COSTS

Each party is to be responsible for their own costs incurred in this transaction.

## SERVICE CHARGE

A provision will be included in any lease for each tenant to pay a sum to contribute to the cost of maintaining the common areas of the port estate.

## LOCATION

The warehouse unit is situated in this strategic location adjacent to the Container Terminal. Immingham's rail infrastructure handles more than 260 rail freight movements a week and Immingham is ideally situated with road connections to the A180 which in turn provides access to the M180. The Humber Bridge and Humber International Airport are located approximately 14 miles to the south west. North East Lincolnshire has a residential population approaching 150,000 although benefiting from a much larger surrounding catchment area.

## PORT OF IMMINGHAM

The Immingham Container Terminal, which operates 24/7, is a regional centre for deep sea container imports, enabling customers to tranship deep sea containers direct to the Port of Immingham on regular short-sea feeder vessels.



## TRANSPORT LINKS

<b>Road</b>	A180 5.5 km / 3.4 miles, M180 20.4 km / 12.7 miles
<b>Rail</b>	Direct rail access
<b>Air</b>	Humberside Airport 22.4 km / 13.9 miles
<b>Sea</b>	Quayside access, river and in-dock deep water facilities



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