

TO LET / SHED 18 / INDUSTRIAL / WAREHOUSE UNIT
91,240 SQ FT (8,476.5 SQ M)
(PLUS 10,555 SQ FT CANOPY)
WITH 3 ACRES OF STORAGE LAND ADJACENT



PORT OF IMMINGHAM
DN40 2QW /// faster.confined.unite



CLOSE PROXIMITY TO
M180, M18 & M1



AVAILABLE
IMMEDIATELY



DIRECT RAIL
CONNECTIVITY



24/7
PORT SECURITY

OVERVIEW



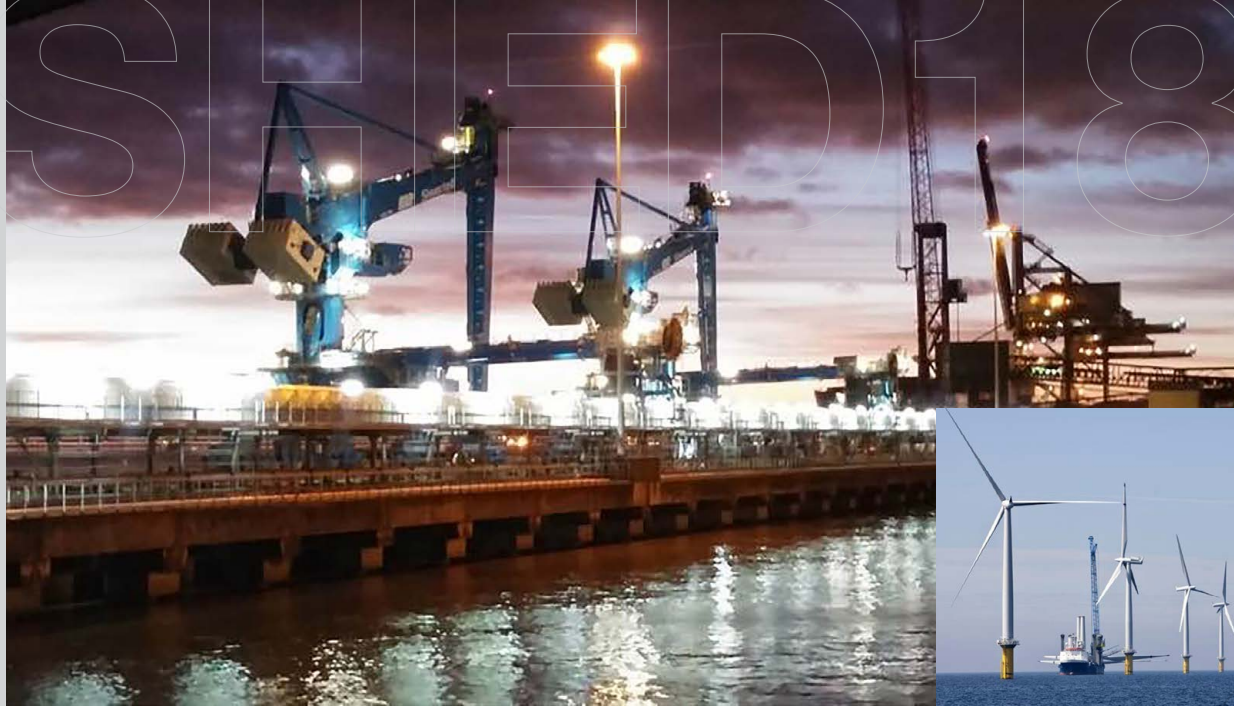
Shed 18 comprises a detached industrial / warehouse unit with 3 acres of open surfaced storage land adjacent.

Benefiting from a prime deep-water location on the Humber Estuary, Immingham provides daily access to the trade routes between the UK and Scandinavia, the Baltic states and mainland Europe. The Port's links extend throughout Europe to North and South America, Africa, Australia, the Middle East and the Far East with 60 sailings weekly.

The Port of Immingham benefits from 24/7 security on site and is a secure location for businesses/storage.



See more information on the Port of Immingham at: property.abports.co.uk/port/immingham/21165



DOCK/QUAY	MAXIMUM SIZE OF VESSEL			
	LENGTH	BEAM	DRAUGHT	DWT
Enclosed Dock	198m	26.2	10.36m	38,000
Humber International Terminal	289m	45m	12.8 - 14.2m	200,000
Eastern & Western Jetties	213m	No Restriction	10.4m	50,000
Immingham Oil Terminal	366m	No Restriction	13.1m	290,000
Immingham Bulk Terminal	303m	45m	14m	200,000
Immingham Gas Jetty	280m	No Restriction	11m	50,000
Immingham Outer Harbour	240m	35m	11m	18,500

◀ M180 / M18 / A1

PORT OF IMMINGHAM

Immingham is the UK's largest port by tonnage, handling around 50 million tonnes of cargo each year. It is the leader in handling a range of cargo including Ro-Ro, dry bulks (grain, animal feed, aggregates), steel, and liquid bulks.

It also has specialised equipment for the handling of biomass, oil and gas terminals and a container terminal connecting the Humber with North Sea short routes and the rest of the world. It is also part of the region's largest automotive distribution centre.

SHED 18, PORT OF IMMINGHAM

- BRITISH STEEL BULK TERMINAL
- DFDS WAREHOUSE
- IMMINGHAM CONTAINER TERMINAL
- STENA LINE IMMINGHAM
- GLEADELL AGRICULTURE
- GLOBAL SHIPPING SERVICES
- ABP IMMINGHAM BULK PARK
- DRURY ENGINEERING SERVICES LTD
- NIPPON GASES



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ACCOMMODATION

The accommodation comprises the following areas:

	SQ FT	SQ M
Warehouse	91,240	8,476.5
Ancillary Canopy	10,555	980.6
TOTAL	101,795	9,457.1

	Acres	Hectares
Storage Land	3	1.21406



91,240 SQ FT
(+10,555 SQ FT CANOPY)



SPECIFICATION



EAVES HEIGHT
9.1 METRES



10,555 SQ FT
LOADING CANOPY



4 GROUND LEVEL
ACCESS DOORS*



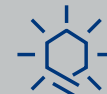
24/7 PORT
SECURITY



3 PHASE ELECTRICITY
SUPPLY



TARMAC SURFACED
SERVICE YARD



LED LIGHTING
THROUGHOUT



DIRECT RAIL
CONNECTIVITY

*POTENTIAL TO CREATE ADDITIONAL DOORS TO SERVE THE ADDITIONAL LAND AREA BEHIND FOR CROSS LOADING

LOCATION

Located at The Port of Immingham, Shed 18 benefits from fantastic access to high speed, congestion free road links to the A180 / M180 through to the M18 and M1 and the M62 via the Humber Bridge.

Shed 18 is in close proximity to ABP's rail connection to the wider network.

Humberside International Airport is a 20 minute drive from the port and has a helicopter base to service the offshore industries.

ROAD

A160 / A180 - 4 km / 2.5 miles M180 (J5) - 20.4 km / 12.7 miles
 M18 (J5) - 61 km / 38 miles M62 (J38) - 53 km / 33 miles

SEA

	Zeebrugge	Rotterdam	Antwerp	Hamburg	Gothenburg	Helsinki
Nautical Miles	200	203	204	377	495	1506

TERMS

Shed 18 is available by way of a new Full Repairing and Insuring lease with terms to be agreed. Further information is available on request.

VIEWINGS

Viewings are strictly by appointment only. Please contact the letting Agents for further information.

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