



To Let

# OPEN LAND AT THE PORT OF IMMINGHAM

Gresley Way, Immingham Dock, Immingham DN40 2QQ

1 - 19.74 Acres (0.40 - 7.99 Hectares)



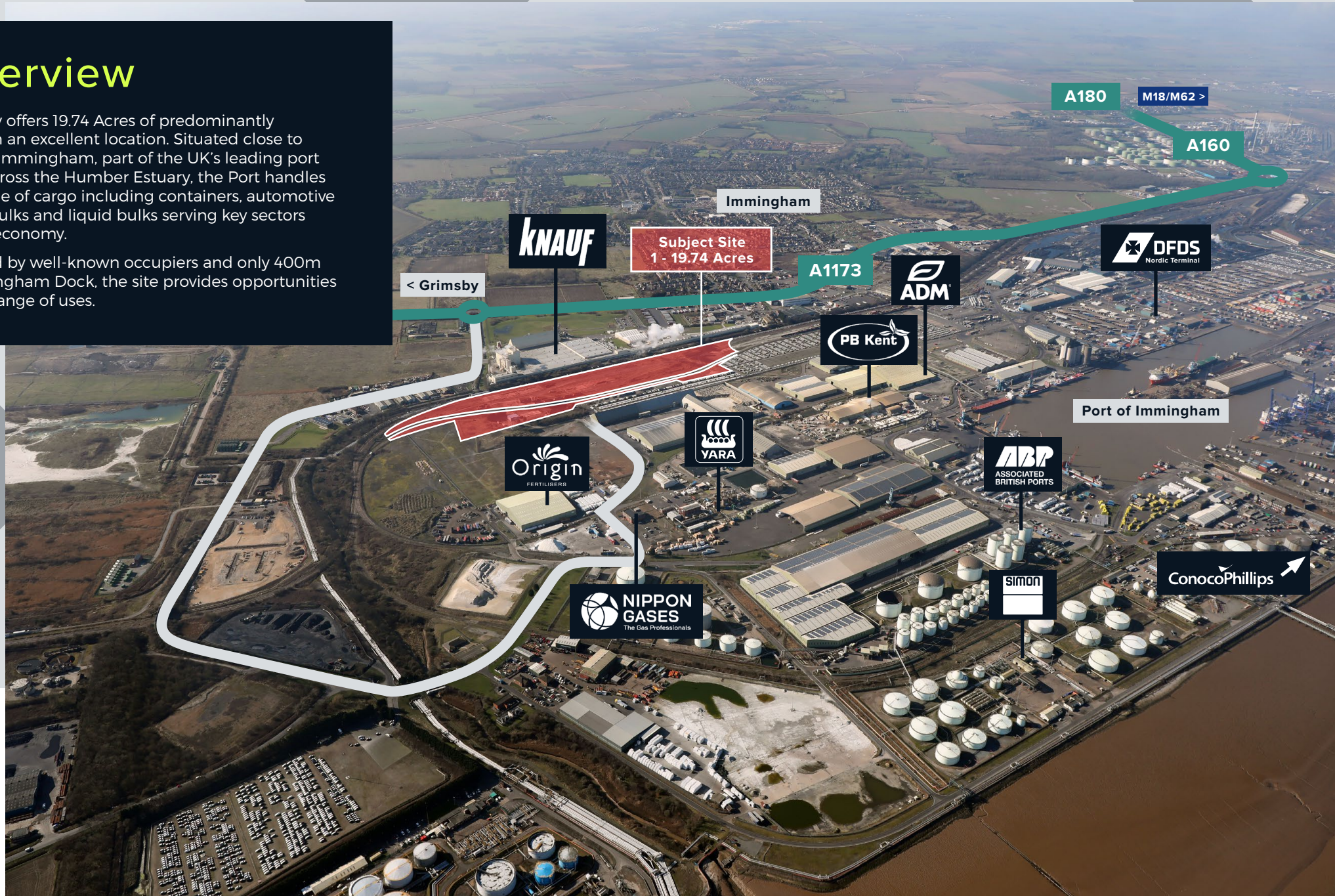
ON BEHALF OF  
DB CARGO UK LTD



## > Overview

Cresley Way offers 19.74 Acres of predominantly level land in an excellent location. Situated close to the Port of Immingham, part of the UK's leading port complex across the Humber Estuary, the Port handles a wide range of cargo including containers, automotive trade, dry bulks and liquid bulks serving key sectors across the economy.

Surrounded by well-known occupiers and only 400m from Immingham Dock, the site provides opportunities for a wide range of uses.






## > The Site

The site comprises of secure, self-contained open land extending to approximately 20 Acres.


Benefitting from perimeter steel palisade fencing, the site includes a range of surfaces from concrete to compacted hardcore.

Additional works can be carried out subject to occupier requirements. Mains services are available on site and there is potential for rail connectivity to Barnetby/Doncaster and Grimsby.

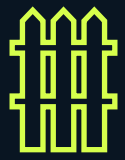




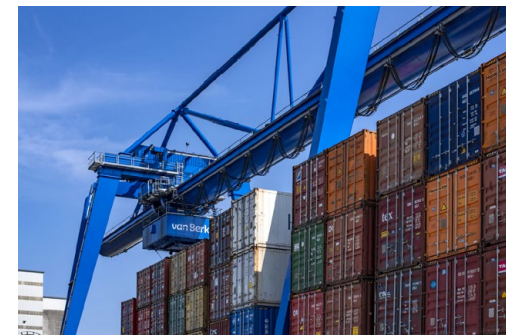
19.74 ACRES



MAINS SERVICES ON-SITE



PERIMETER STEEL PALISADE FENCING



# > Location

Immingham is a town in North East Lincolnshire situated on the south-west bank of the Humber Estuary, and is 6 miles (10 km) north-west from Grimsby.

The Port of Immingham is the UK's largest port by tonnage, handling around 46 million tonnes of cargo every year. Together with other ports on the Humber at Grimsby, Hull and Goole, Immingham is part of the UK's leading port complex.

The site can be accessed via Gresley Way and is situated approximately 400m from Immingham Dock. Gresley Way provides access to the A180 and the M180, in turn leading to the wider motorway network including the M18 and M62.



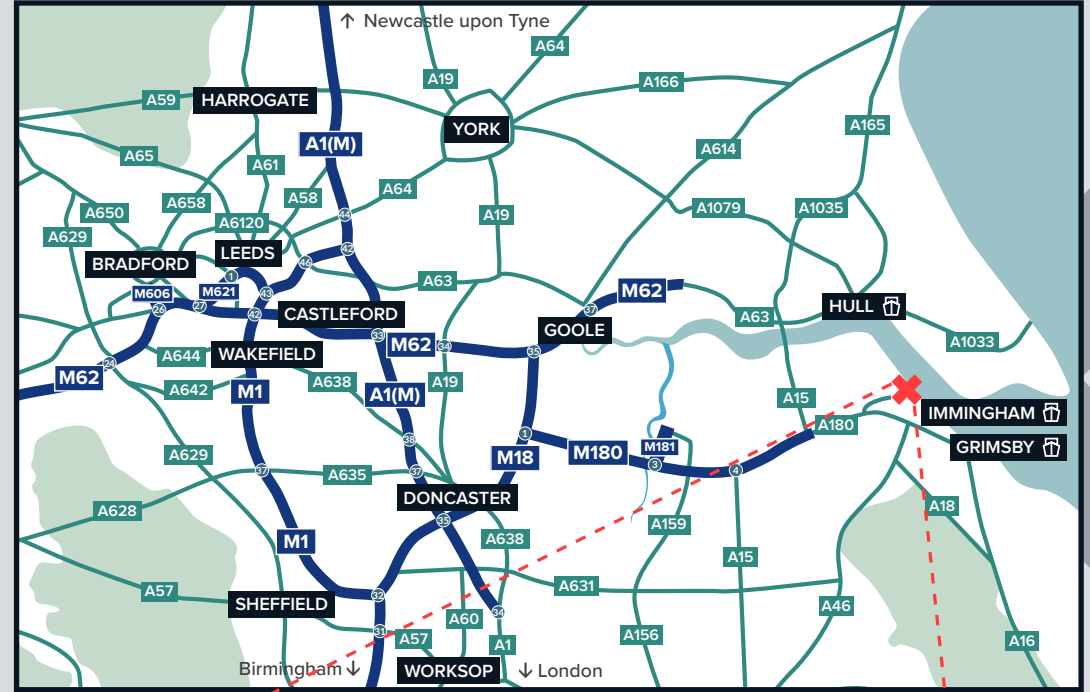
11.7 MILES TO M180



PORT OF IMMINGHAM IS UK'S LARGEST PORT BY TONNAGE



WEEKLY RAIL FREIGHT MOVEMENTS



**DN40 2QQ**



## Destinations

LOCATION	MILES
Immingham	3.7 miles
Hull	30.1 miles
Doncaster	45 miles
York	58.1 miles
Sheffield	65.6 miles
Manchester	111 miles

## Ports

LOCATION	MILES
Immingham Dock	400 metres
Grimsby Dock	9 miles
Hull Port	30.1 miles
Howden Port	41.7 miles
Goole Port	45.2 miles

## > Terms

The yard is available to rent by way of a Full Repairing and Insuring lease on terms to be agreed. Full details are available on request from the agents.

## > Availability & Timescales

Gresley Way comprises an immediately available opportunity and viewings can be arranged via Savills.

## > Vat & Legal Costs

VAT will be charged where applicable. Each party will be responsible for their own legal costs incurred in the transaction.

## > Additional Information

The land is suitable for a wide range of uses including container storage, automotive trade, dry bulks and liquid bulks, subject to the appropriate consents. Additional works to the site can be carried out to accommodate alternative uses subject to occupier requirements.



**TOM ASHER**

T: 07738 144 646

E: [tom.asher@savills.com](mailto:tom.asher@savills.com)

**MATTHEW EWIN**

T: 07811 676 695

E: [matthew.ewin@savills.com](mailto:matthew.ewin@savills.com)

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

Savills on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by Savills has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is March 2021.



Designed and produced by Anderson Advertising and Property Marketing Ltd T. 0113 274 3698