



Humberside

airport business park



Warehouse, office & hangar development plots available

Plots from 0.25 – 4.89 acres (0.01 – 1.98 ha) to accommodate 5,000 – 128,005 sq ft (665 – 11,982 sq m)

Welcome

Located at Humberside International Airport, Humberside Airport Business Park is a well-established business destination offering a range of high quality mixed-use accommodation, which is home to high-profile companies such as BAE Systems, Anglia Cargo, Hilton, Henderson Insurance and Eastern Airways.

Part of The Humber Enterprise Zone, Humberside Airport Business Park is developing its reputation as a thriving business, aerospace and aviation cluster by offering a range of sites suitable for a variety of uses.

Development activity is already underway on-site, marked by the recent completion of BAE Systems' new £5m national training academy and the road improvement scheme at the airport entrance, as well as the construction of a brand new £7m 100-bed Hampton by Hilton Hotel.



Warehouse units
66,347 – 128,005 sq ft



Hangars
direct airside access
66,347 – 128,005 sq ft



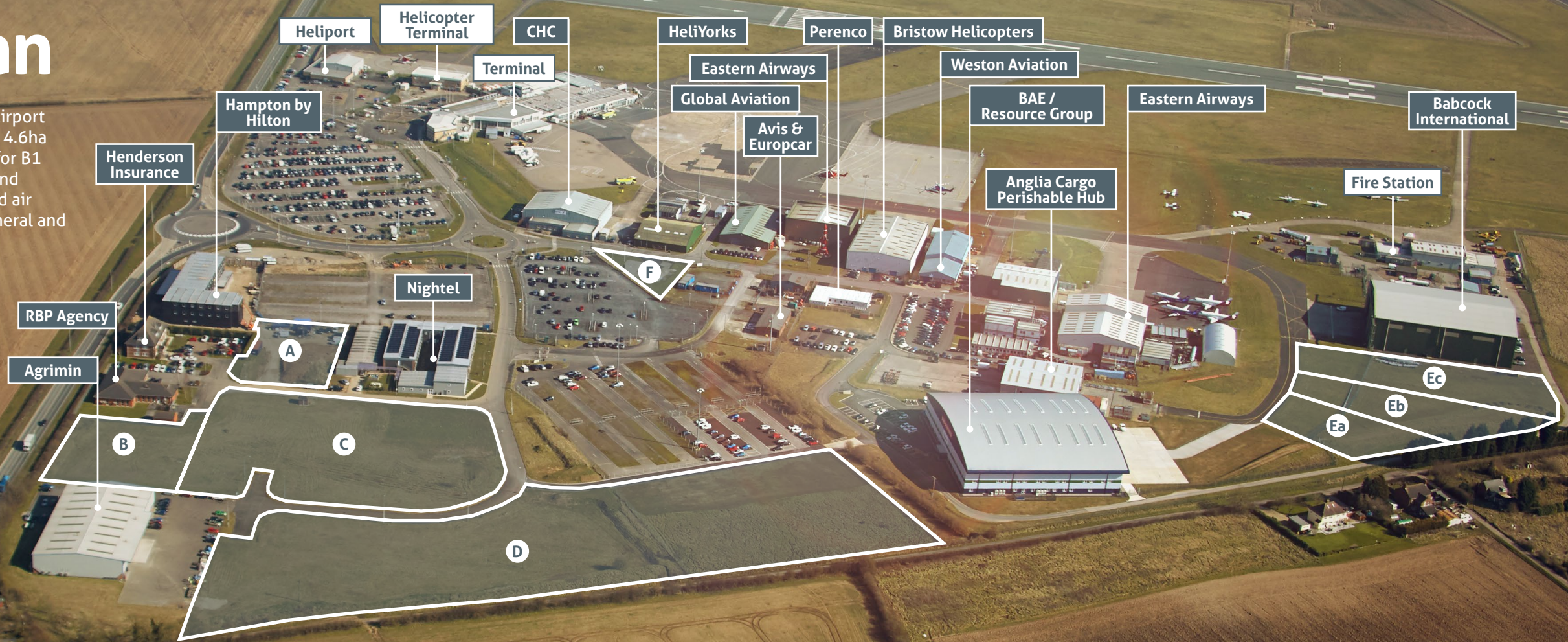
Offices
for 50 to 586 people
5,000 – 63,066 sq ft

Key Benefits

- Part of Humberside International Airport
- Established & thriving business park environment
- Development plots suitable for a variety of uses from 5,000 sq ft – 128,005 sq ft
- Industrial, warehouse, office & aviation uses
- 987,000 sq ft of existing commercial property
- On-site retail & catering facilities
- 24/7 on-site security & CCTV
- Extensive on-site car parking
- Superfast Broadband up to 76Mb
- Enterprise Zone Status
- 4 flying schools on-site

Masterplan

The development land at Humberside Airport Business Park comprises approximately 4.6ha (11.42 acres). With planning approved for B1 Business / Light Industrial, B8 Storage and Distribution, it offers a range of land and air side development opportunities for general and aviation uses.



Schedule of Areas

Plot	Proposed Use	Size sq m	GIA sq m	GIA sq ft	Density	People
OFFICES (assumes 3 floors of offices and occupancy of 1 person per 10 sqm)						
A	Offices / Leisure	2,602	4,684	50,414	60%	468
B	Offices / Leisure	3,255	5,859	63,066	60%	586
F	Offices	992	1,786	19,220	60%	179
WAREHOUSE / INDUSTRIAL						
C	Warehouse / Industrial / Offices*	10,273	6,164	66,347	60%	
D	Warehouse / Industrial	19,820	11,892	128,005	60%	
HANGAR						
Ea	Hangar 20m x 27m	916	665	7,158	73%	
Eb	Hangar 40m x 27m	2,261	1,080	11,625	48%	
Ec	Hangar 57.5m x 46.5m	3,401	2,673	28,772	79%	
Total		43,520	34,802	374,609		

*Plot C is suitable for office space up to 199,000 sq ft GIA to accommodate 1,990 people.

Cargo Benefits

- Landing to cargo en-route from 20 mins (inc. Customs clearance)
- Section Five (Firearms Act) approved
- Licenced to load and unload UN Class 1 cargo
- Code 4D Airfield capable of handling up to B767-400
- On-site cargo transit shed
- Uncongested airspace
- Competitive landing, parking, fuel, handling and throughput rates
- Direct aircraft to road transport transfer
- Full cargo handling capabilities

Humberside Airport

Humberside International Airport is critical to the success of the Humber region, serving over 230,000 passengers each year and providing fast connections to more than 800 destinations worldwide via KLM's daily flights to Amsterdam Schiphol.

The airport operates as an essential aviation cargo and logistics hub, as well as being home to four flying schools and one of the busiest heliports in the UK that serves the southern North Sea energy and renewable energy's offshore sectors.

All of this activity means the airport provides a range of on-site amenities to cater for both passengers, visitors and those who work full time at Humberside Airport Business Park. So whether you need to grab a sandwich at lunch, hire a car for work, or entertain clients for a more formal dinner, Humberside Airport has everything you need for a productive day at work.

For visiting guests or staff, the two on-site hotels, including a brand new Hampton by Hilton, cater for a range of budgets and requirements.

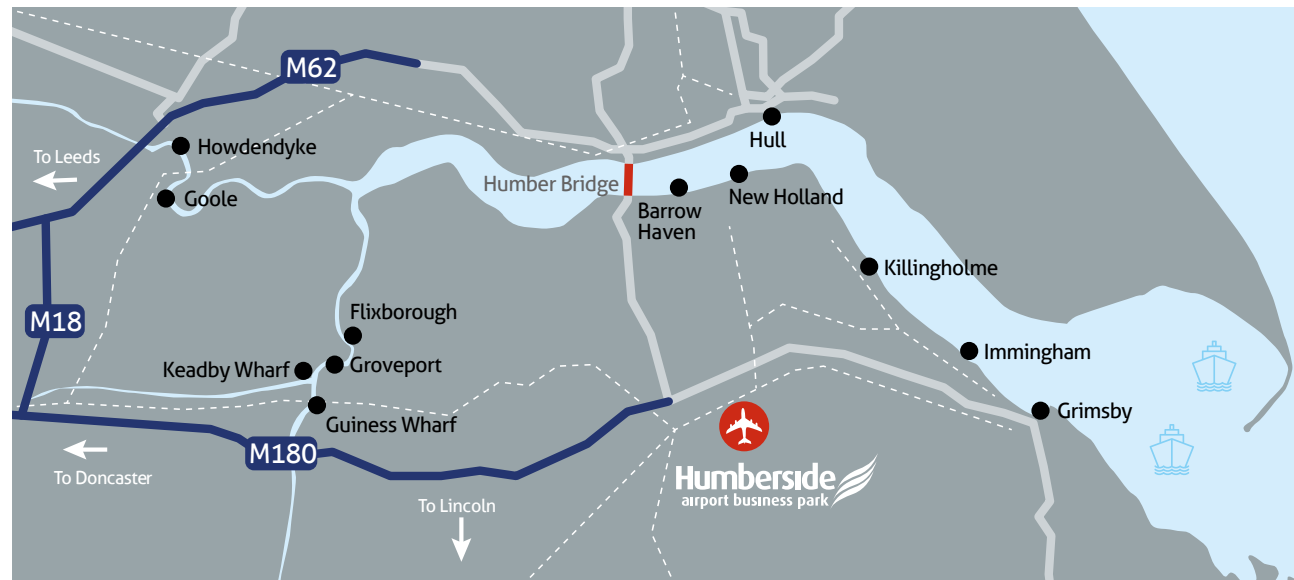


Amenities

- Aviator Bar & Restaurant
- WHSmith
- Hampton by Hilton hotel (100 beds)
- Nightel Hotel (115 beds)
- Avis Rent A Car
- Europcar
- Humberside Airport Travel
- Fairs Lloyds Travel
- World Duty Free (Airside)
- Executive Lounge (Airside)

Transport

Humberside Airport Business Park is perfectly located for local, regional and international business. Only 3 miles to the motorway network, 15 miles from Hull, 90 minutes to Amsterdam and 2.5 hours to London, the site benefits from a range of uncongested transport links via road, rail, air and sea, all within an easy 20 mile radius.



2.5 hrs
by train to London

800 international
destinations connected via Amsterdam

90 mins
to Amsterdam by air

4th largest
heliport in the UK

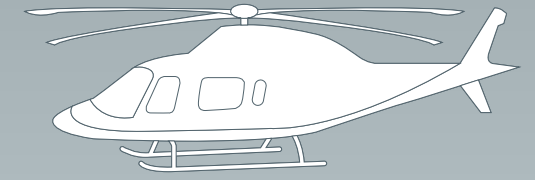
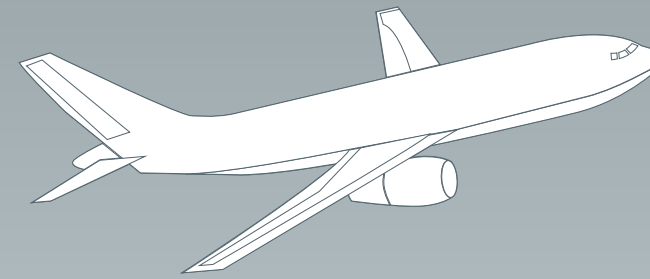
3 daily
direct flights to Amsterdam

15 flights
a week to Aberdeen

30 mins
to Hull, Scunthorpe and Grimsby

200 miles
from London, Edinburgh and Rotterdam

65m tonnes
of cargo pass through Associated British Ports



Air

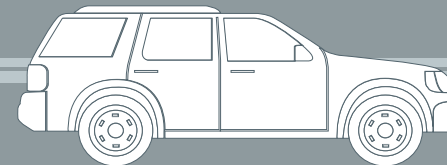
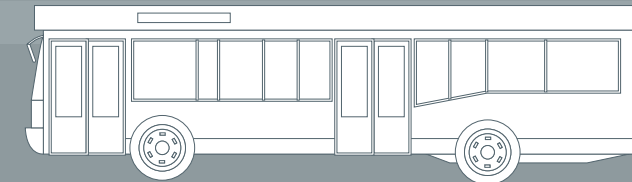
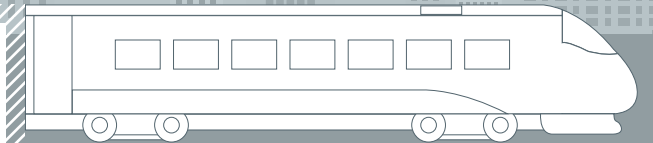
A number of international airlines, including KLM, British Airways, Eastern Airways, Flybe and Thomson Airways operate regular flights from Humberside Airport. KLM runs 3 flights a day to Amsterdam Schiphol Airport, which offers passengers connections to more than 800 destinations worldwide. Eastern Airways also fly direct to Aberdeen 6 days a week.

Private Jet & Helicopter

Weston Aviation provide cost-effective private jet and helicopter charter to domestic and international destinations. They also offer an executive handling service to any private jet or helicopter arriving at the airport, ensuring discrete, secure and convenient arrival and departure.

Rail

Only 2.5 miles away, Barnetby Station links directly to the East Coast Main Line, where passengers can access destinations including: Grimsby, Doncaster, Leicester, Loughborough, East Midlands Parkway, Nottingham, Sheffield, Manchester and Manchester Airport. From Hull, there are 8 daily, direct services to London, taking just 2.5 hours, as well as direct services to Doncaster, York, Leeds and Liverpool.



Bus

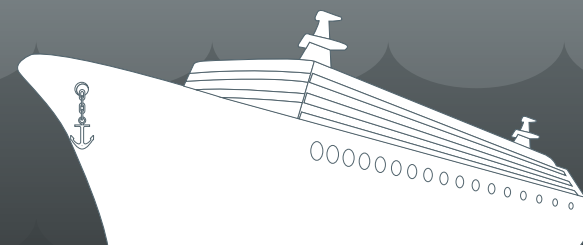
An hourly daytime bus service operated by Stagecoach runs from Grimsby and Hull to the airport from Monday to Saturday. This is complemented by a local service that connects numerous local villages.

Road

Located on the main A18 trunk road, Humberside Airport is 3 miles from Junction 5 of the M180, 12 miles from Grimsby and 15 miles from Hull and Scunthorpe. It offers seamless road connections with the national motorway network via the M18, M62, M1 and A1, as well as the Humber Bridge.

Sea

The 3 main ports of Grimsby, Immingham and Hull are all within 30 minutes' drive, from where 170 shipping lines connect to 50 countries and P&O Ferries operate daily passenger services to Rotterdam and Zeebrugge. Collectively, these ports handle almost half of all sea passenger movements on the East Coast, including 25% of UK rail freight at Immingham.



Economy

Humberside Airport Business Park is strategically located within the Humber region, which comprises a powerful network of businesses that have been fuelling the UK economy for decades.

Home to the UK's busiest port, the Humber is one of the UK's most important assets and industries continue to invest and thrive here because of its coastal location and global connectivity.

From a hugely successful ports and logistics, renewable energy and chemical industry, to the region's flourishing £7 billion digital economy and growing healthcare, food, engineering and manufacturing sectors, the Humber provides an ideal location for businesses to prosper.

As well as operating as a gateway to northern Europe, 40 million of the UK's population and 75% of UK manufacturing can be reached within a 4 hour drive of the Humber region. From here, businesses can take advantage of a less congested road and rail network, faster market access, lower operating costs and reduced emissions.



Enterprise Zone Benefits*

Humberside Airport is part of The Humber Enterprise Zone, meaning businesses choosing to locate here can enjoy a number of benefits and incentives, including:

- Up to 100% business rate discount worth up to £275,000 per business over a 5-year period
- All business rate revenue shared and retained by the local area for at least 25 years
- Simplified and faster local authority planning process
- Superfast broadband throughout the zone

To find out more about The Humber Enterprise Zone, please visit enterprisezones.communities.gov.uk

Humberside Airport

230,000 passengers every year

30+ businesses on-site

4.6 hectares of development land available



Ports & Logistics

50 countries linked via 170 shipping lines

25% of UK rail freight generated

4 ports serve the north of the UK, collectively handling 65 million tonnes of cargo annually

Talent

25% qualified to degree level or above

50% of people qualified to A-level or NVQ level 3

33% of workforce classified as directors, managers, professional or technical



Skills

17% of employees work in manufacturing

13,000 employees in advanced engineering

10,000 science and technology professionals



Education

77% attaining 5 or more GCSEs (A* to C)

2 top class grammar schools

25,000 students at Hull University & Lincoln University



Humberside airport business park

Digital

£7bn digital economy

58,000 employed in the industry

£4m Centre for Digital Innovation opened 2015



Food Processing & Manufacturing

500+ companies within the region

£1bn contributed to the UK economy

75% of UK manufacturing within a 4 hour drive



Chemicals

2nd largest chemical cluster in the UK

8 world-class chemicals and green energy businesses located here

£6bn industry within the region



Renewables

£700 million in renewables being invested through Siemens, Able, ABP & Greenport Hull

£6bn to be invested by Dong Energy between 2015 - 2020

1,800 businesses operating in renewables



Housing

£170,000 average price for a 4 bedroom home

50% less expensive house prices than comparable properties in other parts of UK

55% less expensive rental costs than other parts of UK







Humberside International Airport is under the joint ownership of North Lincolnshire Council and The Eastern Group and has the shared commitment to drive new growth and business development at the airport.

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Regional Growth Fund



www.humbersideairport.com/property

* Businesses locating at sites from the first round of Enterprise Zones must do so before March 2018 to be able to access business rate reliefs. On sites where enhanced capital allowances are available (assisted areas), businesses have eight years from the launch of the EZ to make their investment. This brochure is intended purely as a guide. All information contained within has been checked and is understood to be correct at the time of publication. These particulars do not form part of an offer or contract. 01/10/16.