



Humber Gate, Energy Park Way, Grimsby, North East Lincolnshire, DN31 2TT

For Sale/To Let Industrial Development Site of 2.73 Ha
(6.75 acres) approx



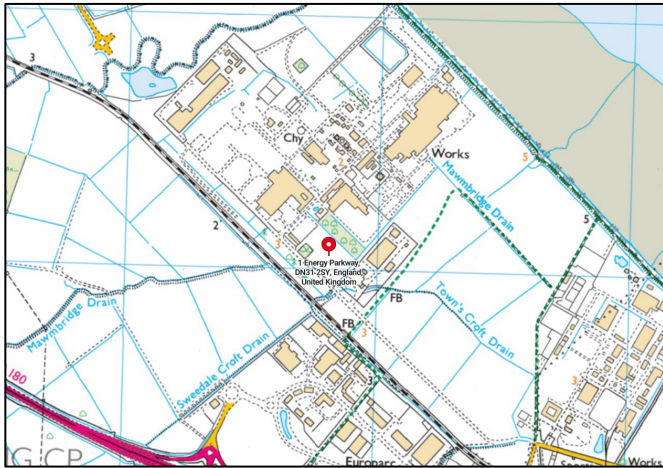
Location

Grimsby is the main commercial centre for North East Lincolnshire having a resident population approaching 100,000 although benefiting from a much larger surrounding catchment area. Grimsby is ideally situated with road connections to the A180 which in turn provides access to the M180, The Humber Bridge and in addition to the Humberside International Airport which is located approximately 14 miles to the south west.

Grimsby is one of the largest ports in the country and is situated on the south bank of the Humber Estuary. The combined Humber Ports handle a large percentage of overseas trade (currently worth over £20 billion annually).

The site is situated to the north side of Energy Park Way, close to its junction with Moody Lane in a well established heavy industrial area to the west of Grimsby town centre but benefitting from good road access to the A180 and A1173 (Kiln Lane). The site is located approximately 2 miles from Immingham Dock, 28 miles from the M180, 3 miles west of Grimsby Dock.

Neighboring occupiers include Lenzing, Solenis UK, Technical Absorbents Ltd, Dunlop and Tronox



Summary

- Established Humber Bank location close to A180/M180 and Grimsby/Immingham docks.
- 2.73 Ha (6.75 acres) approx.
- Level, rectangular shaped plot with extensive frontage to Energy Park Way.
- Available For Sale or To Let as a whole or in part.

Description

The site comprises a level rectangular shaped parcel of land, having an approximate frontage of 200 m to Energy Park Way.

The site is essentially a cleared Brownfield site being partly concrete surfaced and grassed, ready for development, subject to receipt of satisfactory planning consent.

Site Area

	Ha	Acres
Site Area	2.73	6.75

Terms

The site is available For Sale or To Let as a whole or in part, subject to the following terms and conditions.

For Sale

Price

By negotiation.

Tenure

We understand that the site is held freehold under Title No. HS352285 and will be sold with the benefit of vacant possession upon completion.

To Let

Rent

By negotiation.

Lease Term

By negotiation.

Services

It is understood that all mains services are available in the local area for connection. Interested parties are advised to make their own direct enquiries with the utility suppliers to ensure that they are able to secure connections and the adequacy of such supplies meet with their requirements.

Business Rates

The site is not currently assessed for business rates purposes, but following development a business rate liability may be created. Interest parties are advised to obtain an estimated from the Local Authority/Valuation Office Agency before proceeding with a transaction.

Planning

The site is allocated under ELR015G for Employment – long term business use (Chemicals & Processing). Interested parties are advised to make their own enquiries to North East Lincolnshire Council on 01472 326289 or via email: planning@nelincs.gov.uk



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