

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 Humber 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 benefit from direct access to the North Sea and in turn handle a large percentage of overseas trade; currently worth over £20 billion annually.

Multiple development sites are available with certain locations benefitting from Enterprise Zone status and outline planning. Please see the attached Schedule of Availability for schedule of sites currently available.



1. **Waterside** – Brownfield site close to the town centre identified within the Grimsby planning framework for regeneration for retail, leisure and residential development.
2. **New Clew Sidings** – Benefiting from Enterprise Zone status for a mix of employment, industrial, warehouse and distribution uses.
3. **Grimsby Automotive Park** – Planning permissions available for a mix of employment, industrial, warehouse, distribution and car storage uses.
4. **Site A** - Planning permissions available for a mix of employment, industrial, warehouse, distribution and car storage uses.

### Transport Links

| Road | A180  | 0.6 km  | 0.37 miles | Rail | Direct rail access   | -            | -              |
|------|-------|---------|------------|------|----------------------|--------------|----------------|
|      | A46   | 0.6 km  | 0.4 miles  | Air  | Humber International | 22.4 km      | 13.9 miles     |
|      | A16   | 9.6 km  | 6 miles    | Sea  | Commercial Docks     | 20.5m (beam) | 5.8m (draught) |
|      | M180  | 24.5 km | 15.2 miles |      | No.1 Dock            | 12.8 (beam)  | 5.8m (draught) |
|      | A1(M) | 85.2km  | 52.9 miles |      | River Terminal       | 30 (beam)    | 7.5m (draught) |



## Development Land

### Grimsby Dock, Grimsby, North East Lincolnshire, DN31 3LL

#### Schedule of Availability (Subject to Contract & Availability)

| SITE                    | LOCATION                   | PLOT    | AREA<br>(Acres) | AREA<br>(Hectares) |
|-------------------------|----------------------------|---------|-----------------|--------------------|
| Waterside               | Garth Lane, Grimsby        | -       | 4.5             | 1.82               |
| New Clee Sidings        | Harrington Street, Grimsby | -       | 30              | 12.14              |
|                         | Harrington Street, Grimsby | Plot 1  | 26.63           | 10.78              |
|                         | Harrington Street, Grimsby | Plot 2  | 3.75            | 1.52               |
| Grimsby Automotive Park | Moody Lane, Grimsby        | -       | 89              | 36                 |
| Site A                  | Murray Street, Grimsby     | -       | 29              | 11.74              |
|                         | Murray Street, Grimsby     | Plot 1  | 1.06            | 0.43               |
|                         | Murray Street, Grimsby     | Plot 2  | 1.77            | 0.72               |
|                         | Murray Street, Grimsby     | Plot 3  | 11.19           | 4.53               |
|                         | Murray Street, Grimsby     | Plot 4  | 5.79            | 2.34               |
|                         | Murray Street, Grimsby     | Plot 5  | 8.25            | 3.34               |
|                         | Murray Street, Grimsby     | Plot 6  | 5.24            | 2.12               |
|                         | Murray Street, Grimsby     | Plot 7  | 0.17            | 0.17               |
|                         | Murray Street, Grimsby     | Plot 8  | 2.42            | 0.98               |
|                         | Murray Street, Grimsby     | Plot 9  | 1.43            | 0.58               |
|                         | Murray Street, Grimsby     | Plot 10 | 0.17            | 0.07               |
|                         | Murray Street, Grimsby     | Plot 11 | 0.52            | 0.21               |
| Site B                  | N Quay, Grimsby            | Plot 1  | 0.75            | 0.3                |
|                         | N Quay, Grimsby            | Plot 2  | 0.34            | 0.14               |
|                         | N Quay, Grimsby            | Plot 3  | 0.98            | 0.4                |
|                         | N Quay, Grimsby            | Plot 4  | 0.29            | 0.12               |

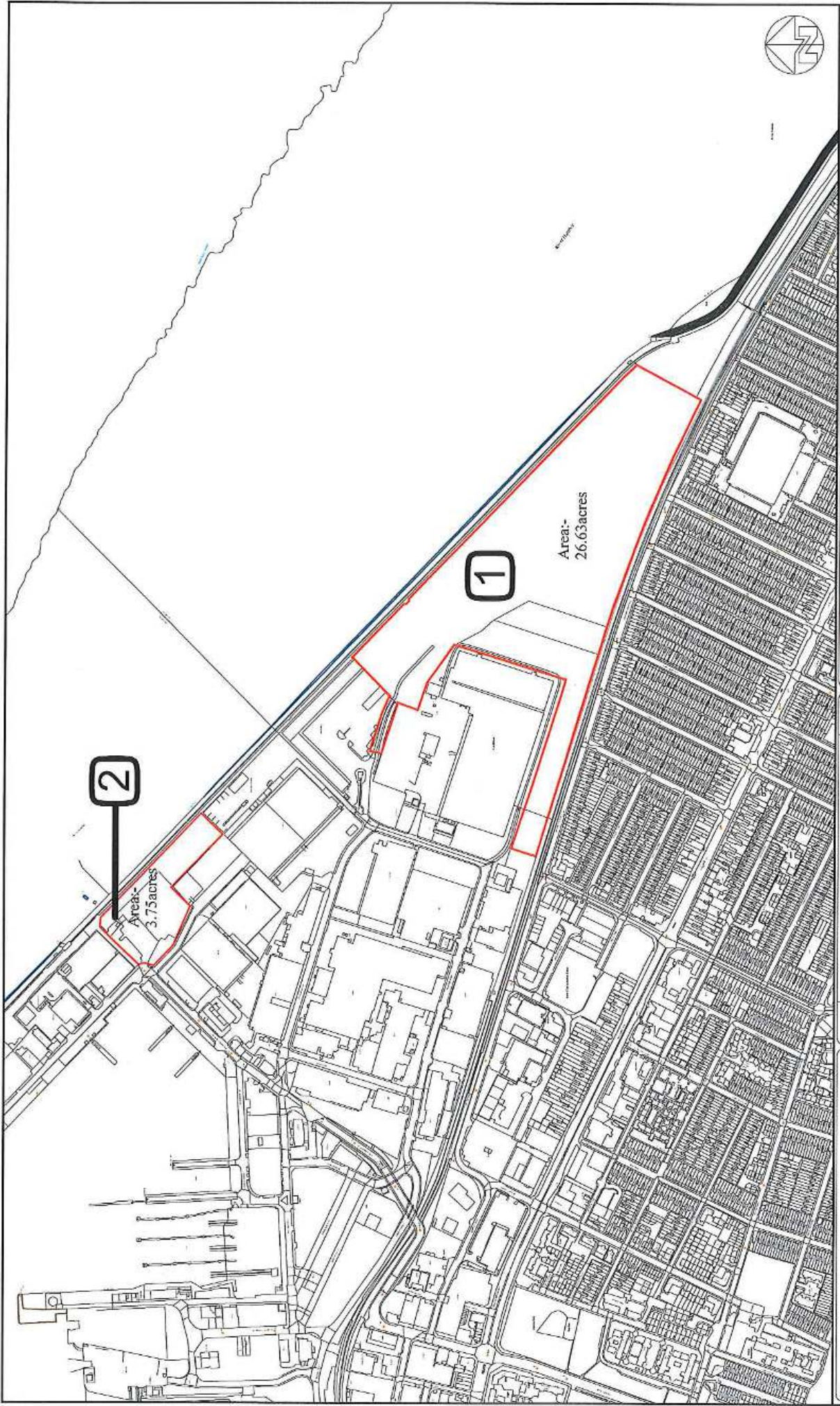
Rents/prices by negotiation.

Details correct as at 18<sup>th</sup> October 2018

**FOR MORE INFORMATION CALL  
PPH COMMERCIAL ON 01724 282278**

#### IMPORTANT NOTICE

\* These particulars do not constitute an offer or contract of sale. Any prospective purchasers or tenants should satisfy themselves by an inspection of the property. We have not been able to test any of the building services installations and recommend that prospective purchasers/tenants arrange for a qualified person to check them before entering into any commitment. Measurements and areas are approximate.



NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

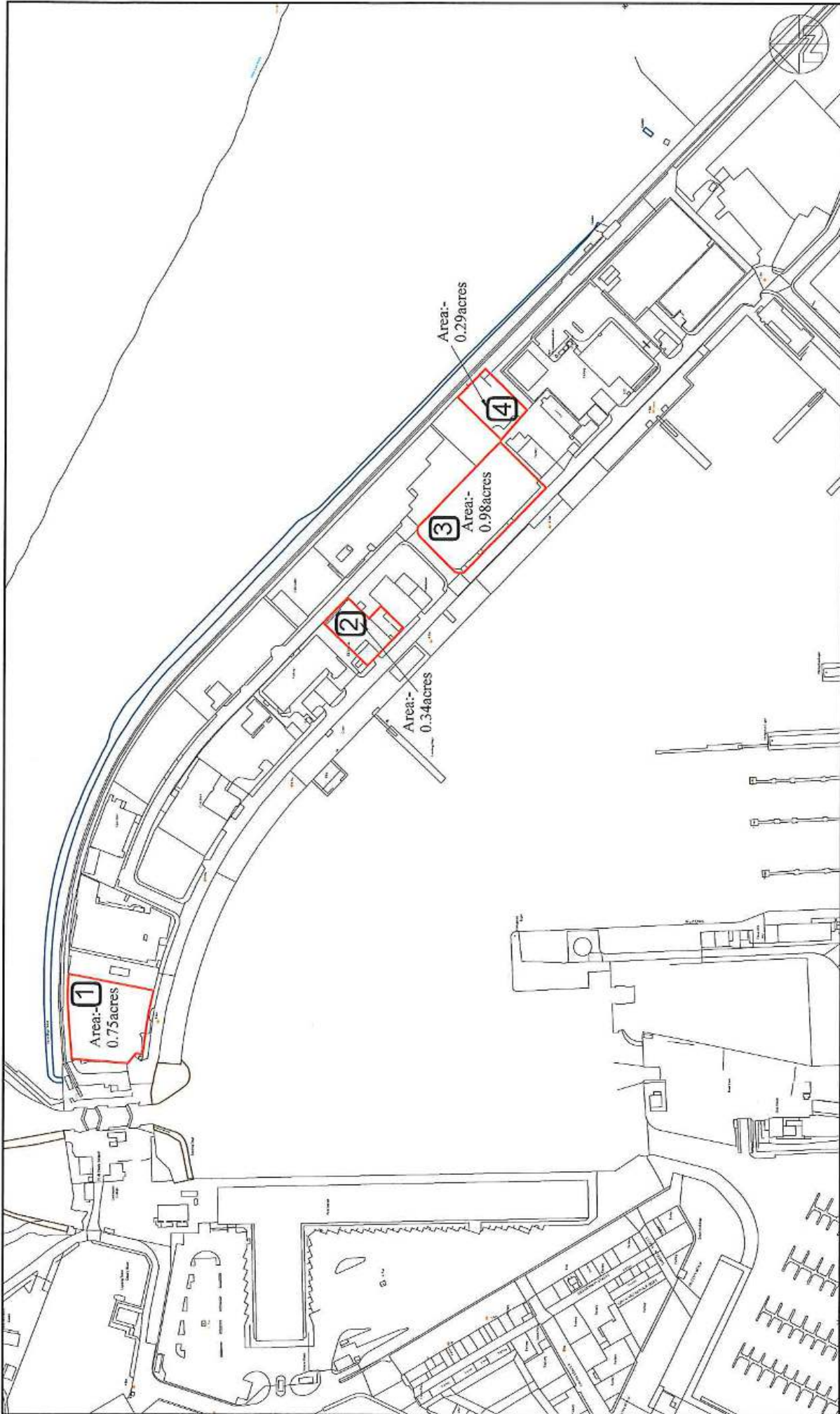
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 DRAWN BY: C. Robson  
 CHECKED BY: JssB  
 SCALE: 1:5000@A3  
 SHEET: 001

Exam Title:  
 Vacant Land  
 Port of Grimsby

**ABP | HUMBER**  
 Property Department  
 Port House  
 King George Dock, Hull  
 Tel: 01482327171

| Revision | Description | Date |
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NAME: **New Cleve Sidings**



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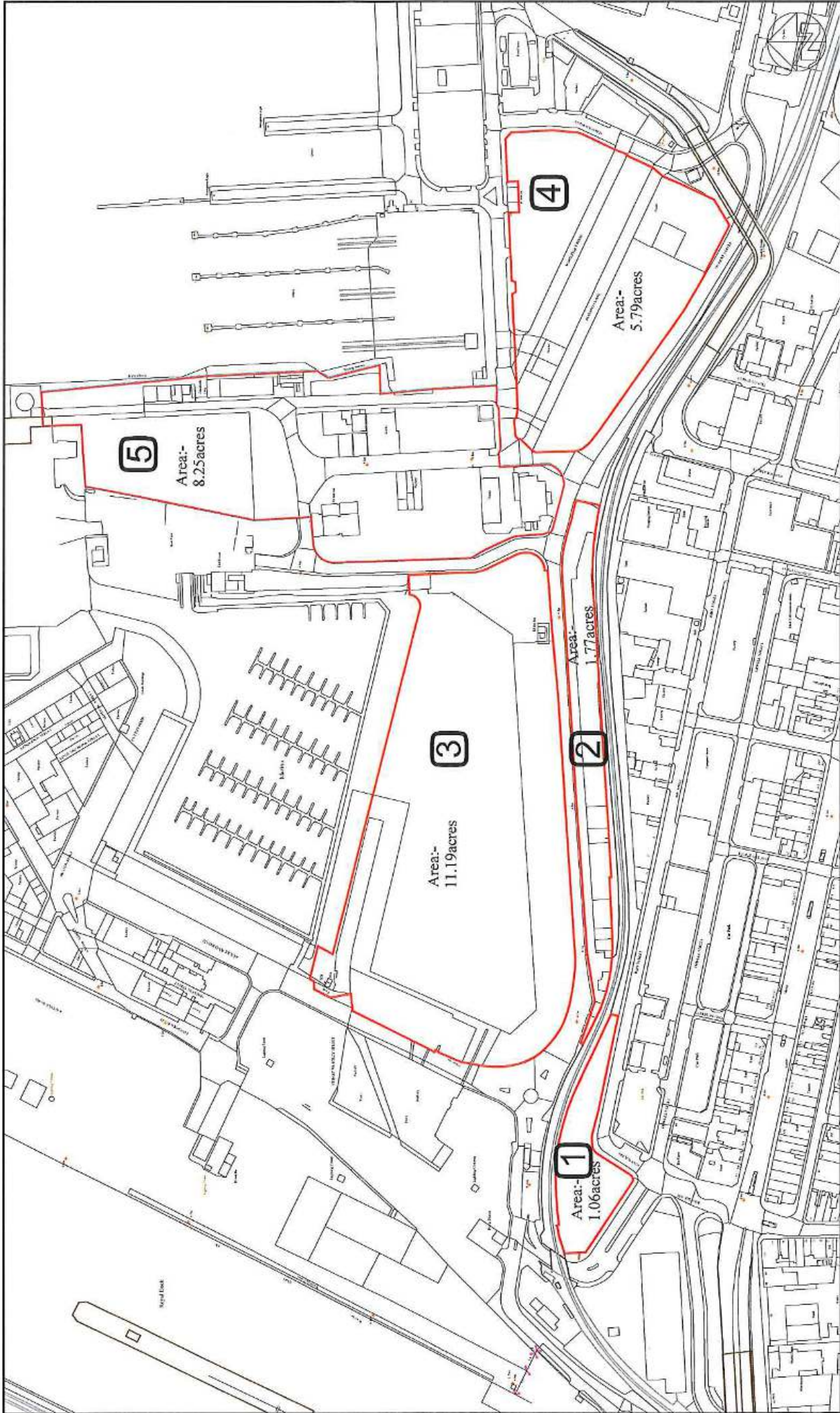
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Client: Vacant Land  
 Port of Grimsby

**ABP | HUMBER**  
 Property Department  
 Port House  
 King George Dock, Hull  
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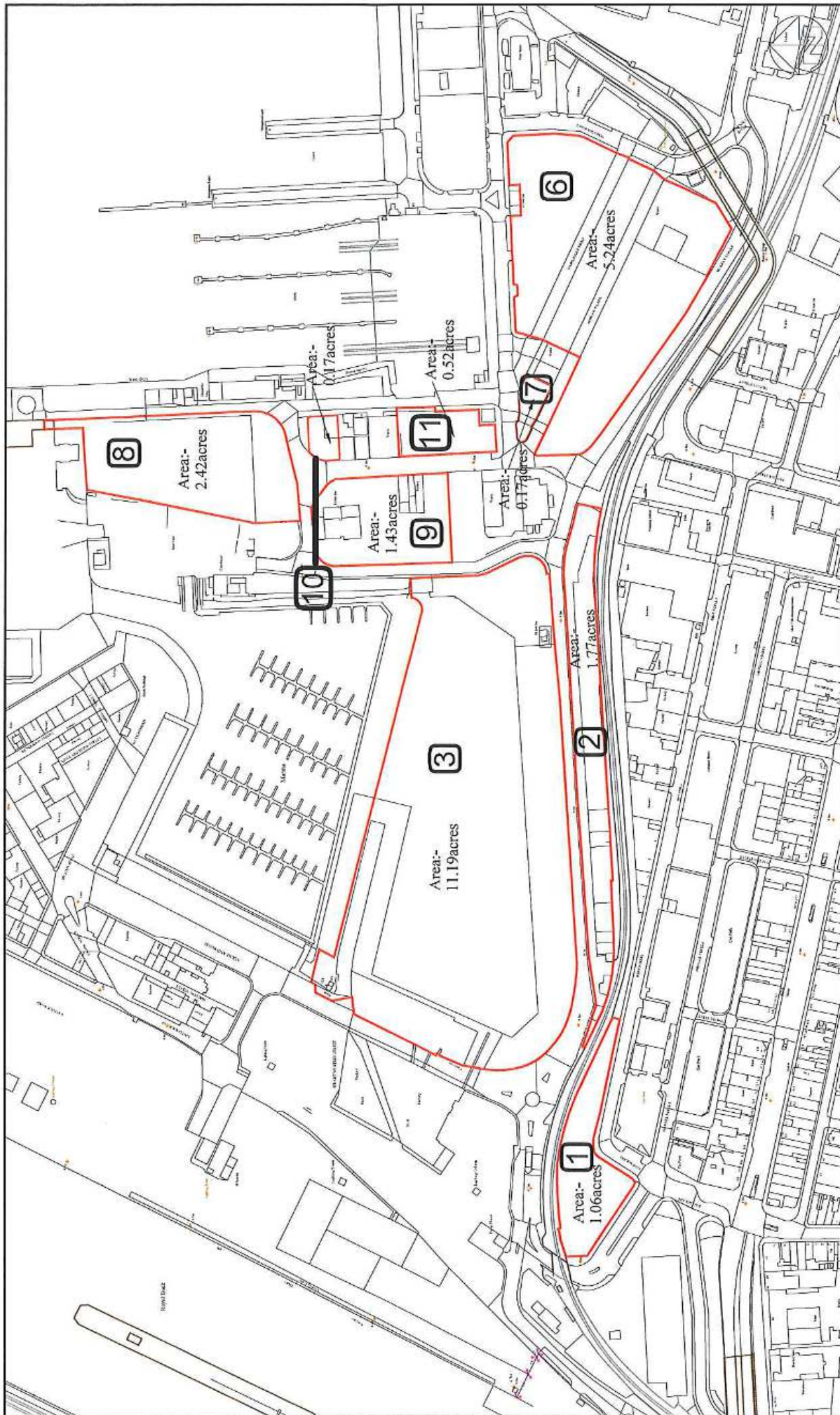
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| CHECKED BY |           |
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| ISSUE      |           |

Drawn Title: Vacant Land Port of Grimsby

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 SCALE: 1:2500@A3  
 ISSD: ISSD  
 REF:

OWNER: Vacant Land Port of Grimsby

**ABP HUMBER**  
 Property Department  
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 King George Dock, Hull  
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