

TO LET

**OPEN STORAGE
OPPORTUNITY**

1.07 ACRES

THE SITE

A180

PORT OF GRIMSBY

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**MIXED
SURFACE**



**HGV
ACCESS**

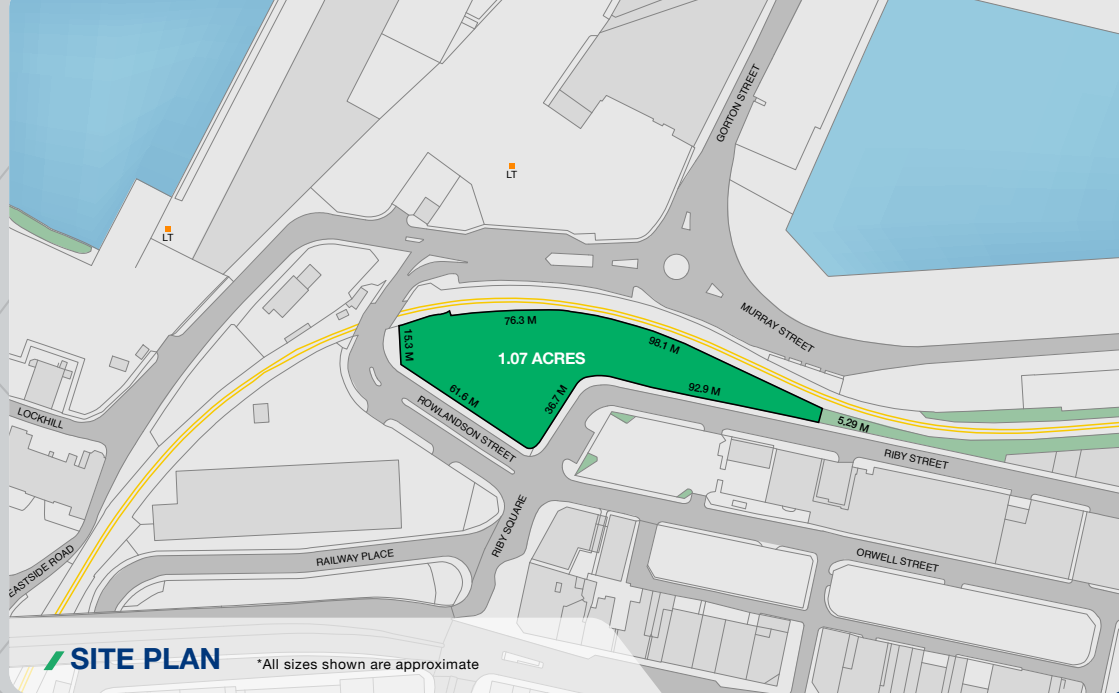
PROPERTY

DESCRIPTION

The site comprises 1.07 acres of open storage land which benefits from the following specification:

MIXED SURFACE

HGV ACCESS



SITE PLAN

*All sizes shown are approximate

SERVICES

Interested parties should make their own enquiries.

PORT CAPABILITIES

Max Vessel: Length 145 metres
Beam 20.6 metres
Draft 6.2 metres



LOCATION

Located on Rowlandson Street at The Port of Grimsby, on the south bank of the Humber Estuary just seven miles from the open sea.

The M180/A180 runs to the dock entrance, providing fast links to the M18 and M1 to service the whole of the British Isles. There are also direct quayside rail connections which link the port to the national railway network.



SEA

Zeebrugge	- 196 Nautical Miles
Rotterdam	- 199 Nautical Miles
Antwerp	- 200 Nautical Miles
Hamburg	- 373 Nautical Miles
Gothenburg	- 491 Nautical Miles
Helsinki	- 1288 Nautical Miles



ROAD

A180/M180 (J5)	- 23.8 km / 14.8 miles
M18 (J5)	- 64 km / 40 miles
A1(M) (J35)	- 82 km / 51 miles

VAT

VAT will be charged on all costs.

SERVICE CHARGE

A provision will be included in any lease for each tenant to pay a sum to contribute to the cost of maintaining the common areas of the port estate.



VIEWING

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

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PROPERTY

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PORT OF GRIMSBY