

**TO LET** / **OPEN STORAGE** / **1.07 ACRES**  
**OPPORTUNITY**

THE SITE

**PORT OF GRIMSBY**

/// [cubs.goals.spoke](https://cubs.goals.spoke)



24/7 PORT  
SECURITY



HGV  
ACCESS



MIXED  
SURFACE



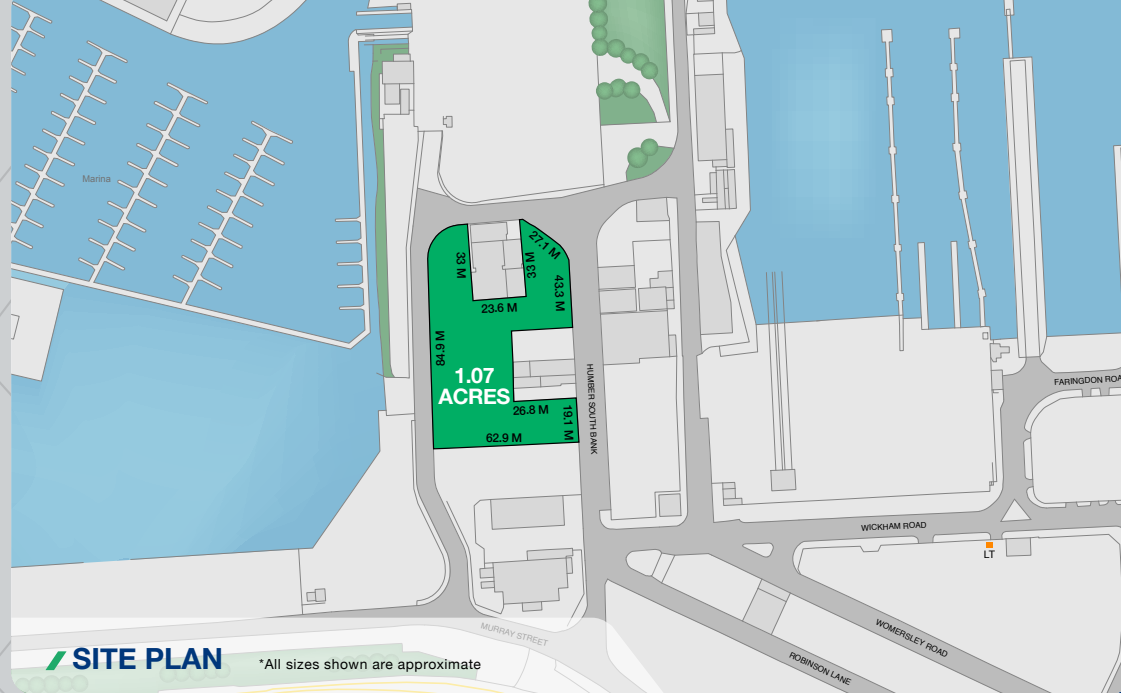
## DESCRIPTION

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

24 HOUR SECURITY

HGV ACCESS

MIXED SURFACE



## SITE PLAN

\*All sizes shown are approximate

## SERVICES

Interested parties are advised to make their own specific enquiries to ABP.

## PORT CAPABILITIES

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



## LOCATION

Located on Humber South Bank 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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0113 244 6440

property.jll.co.uk

Harry Fullerton

M. 07555 444 385  
harry.fullerton@jll.com

Benjamin Fairhurst

M. 07936 333 696  
benjamin.fairhurst@jll.com



01482  
648888

pph-commercial.co.uk

Duncan Willey

M. 07710 344 602  
duncan.willey@pph-commercial.co.uk

Jordan Stokes

M. 07706 353 609  
jordan.stokes@pph-commercial.co.uk



PROPERTY

Marie Barber

M. 07753 325 192  
Marie.barber@abports.co.uk



PROPERTY

OPEN STORAGE OPPORTUNITY  
PORT OF GRIMSBY