Plot H Humber Gate

ENERGY PARK WAY
GRIMSBY
DN31 2SY

For Sale

Prime Development Opportunity

- Adjacent to brand new link road
- Excellent access to Port facilities
- Excellent access to A180, M180, M18 and M1
- Employment use allocation
- Suitable for avariety of industrial uses (STP)



LAST REMAINING PLOT

13.62 acres

HUMBER GATE
GRIMSBY

Plot H Humber Gate represents a rare opportunity to acquire the last remaining development plot within this established employment location on Energy Park Way, Grimsby.

Description

Extending to approximately 13.62 acres (5.51 hectares), the site is allocated for employment use, making it ideally suited for industrial, logistics, manufacturing, distribution or other commercial development, subject to the necessary planning consents.

The site offers a combination of greenfield land, with a proportion already benefiting from a tarmac-surfaced area, formerly utilised as a carpark.

Situated within a well-established commercial environment, Humber Gate offers occupiers and developers the opportunity to create high-quality employment accommodation in one of the Humber region's key business locations. As the final available parcel within the scheme, the site presents a unique chance to secure a strategic development opportunity in a proven industrial and logistics destination.



Planning:

The land is subject to planning although has been allocated for employment use development. Planning permission was previously granted in 2015 for a 250,000 sq.ft facility with warehouse/ distribution and manufacturing use consent with ancillary offices and associated parking. For planning related enquires please contact North East Lincolnshire Council on 01472 326 289.

Services:

We understand service connections are available to the site. Interested parties to make their own independent enquiries.

Price:

On application. Please contact Joint Agents.

CLICK HERE TO VIEW

PLOT H HUMBER GATE VIDEO

Location

Humber Gate occupies a highly accessible location in Grimsby on the newly completed Energy Park Way link road, providing direct and efficient access to the A180, the principal route connecting the South Humber Bank with the national motorway network via the M180 and M18.

The improved infrastructure places Humber Gate within minutes of the Ports of Grimsby and Immingham, the UK's largest port complex by tonnage offering exceptional connectivity for import, export and supply chain operations. This strategic position makes the site ideally suited for industrial, logistics, manufacturing, offshore energy and port-related occupiers seeking fast access to regional, national and international markets.

Located within an established employment area and benefiting from excellent transport links, Humber Gate provides businesses with a prime opportunity to establish a presence in one of the Humber region's most important commercial and industrial locations.

HUMBER PORTS

Positioned along the UK's busiest trading estuary, the Ports of Immingham and Grimsby form the powerhouse of the nation's premier port complex, driven by Associated British Ports (ABP).

As the UK's largest port by tonnage, Immingham handles around 46 million tonnes of cargo annually and serves as a vital anchor for the country's energy and supply chain networks.

The port of Grimsby serves as the UK's major car import terminal, handling over 500,000 vehicles annually via its dedicated Grimsby River Terminal, while simultaneously standing at the forefront of the offshore wind energy industry by supporting the massive green energy farms of the North Sea.

STRATEGIC LOCATION HIGHLIGHTS

Immediate access to the A180 via the dedicated Humber Gate link road.

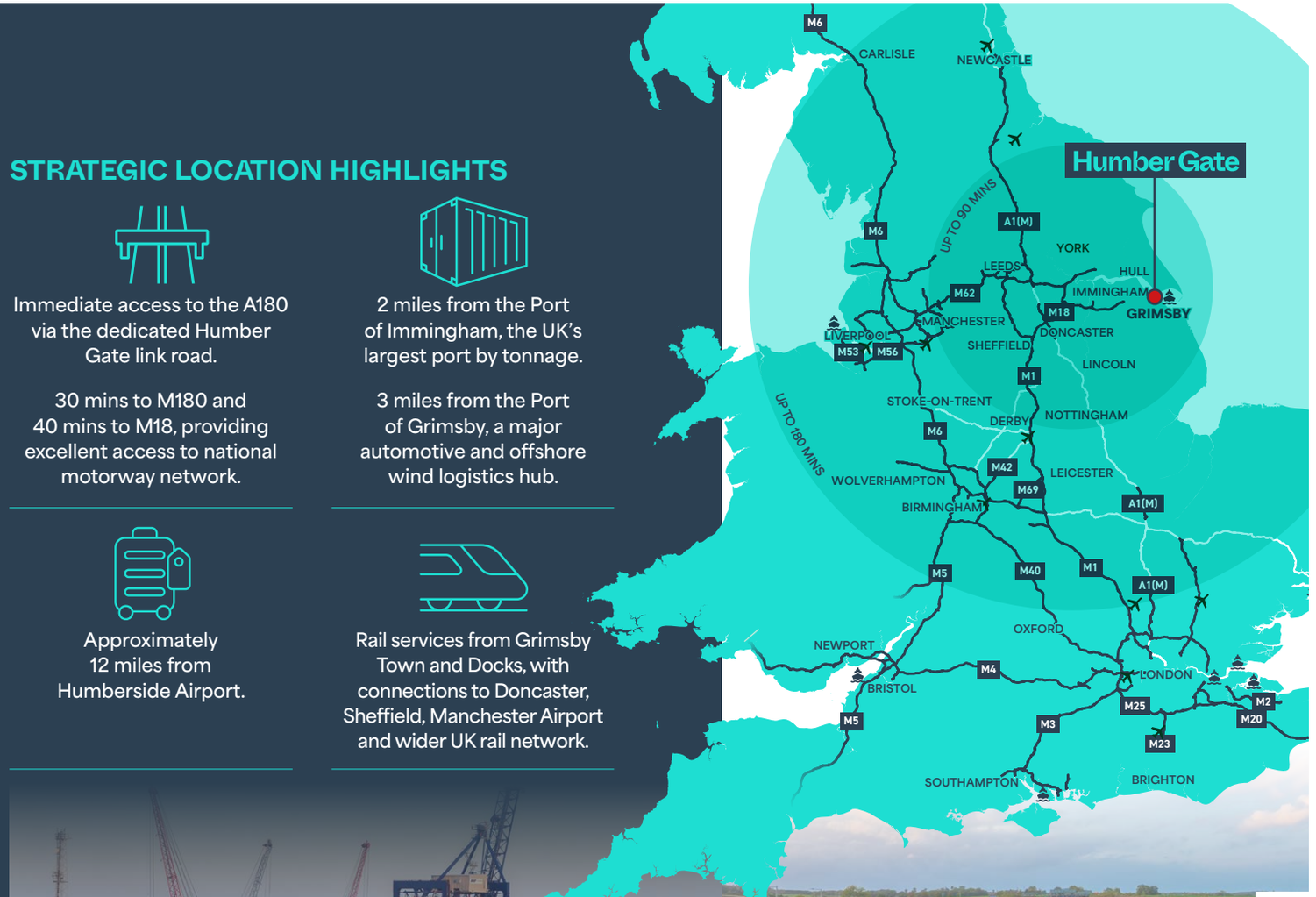
30 mins to M180 and 40 mins to M18, providing excellent access to national motorway network.

2 miles from the Port of Immingham, the UK's largest port by tonnage.

3 miles from the Port of Grimsby, a major automotive and offshore wind logistics hub.

Approximately 12 miles from Humberside Airport.

Rail services from Grimsby Town and Docks, with connections to Doncaster, Sheffield, Manchester Airport and wider UK rail network.





Immingham Port



Plot H
Humber Gate

ENERGY PARK WAY | GRIMSBY | DN31 2SY

DRIVETIMES

PORT	Distance	Drivetime
Port of Immingham	2 miles	5 mins
Port of Grimsby	3 miles	8 mins

RAIL	Distance	Drivetime
Grimsby Town Railway Station	3 miles	8 mins
Grimsby Docks Railway Station	3 miles	8 mins

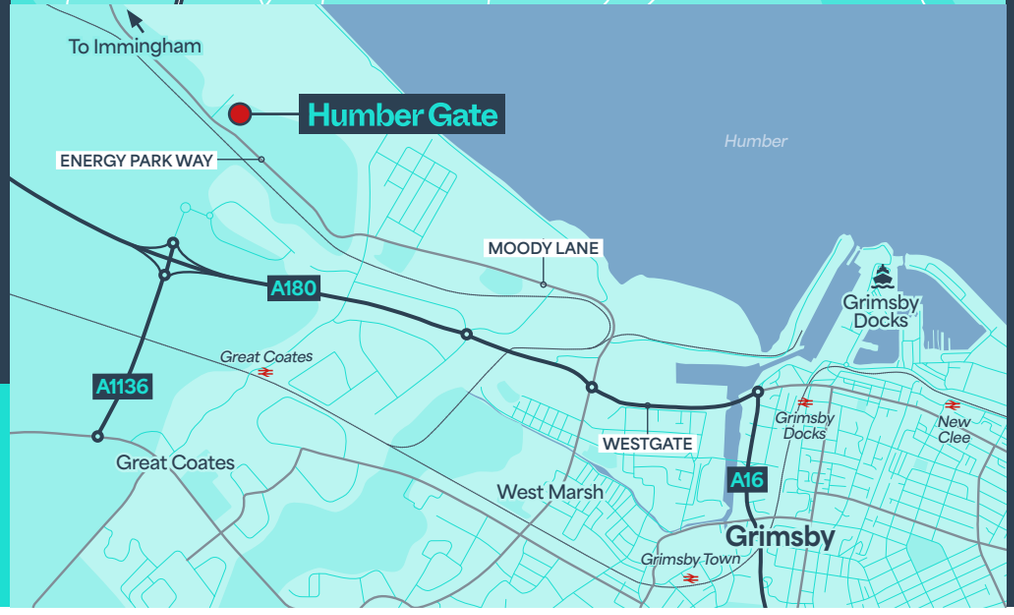
AIR	Distance	Drivetime
Humberside Airport	12 miles	20 mins

ROAD	Distance	Drivetime
A180 Dual Carriageway	1.6 miles	2 mins
M180 Junction 5	28 miles	30 mins
M18 Junction 5	40 miles	40 mins
M1 Motorway	60 miles	1hr 10 mins

CLICK FOR GOOGLE MAP

WHAT3WORDS HARDER.TOPICS.LARGE





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HUMBER GATE
GRIMSBY

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