



HUMBER GATE

GRIMSBY

**ENTERPRISE
ZONE
STATUS**

FOR SALE

- 58 acres of land
- Instant site access via the new link road
- B1, B2 and B8 industrial and distribution uses

A UNIQUE OFFER IN THE HUMBER

Humber Gate provides an exciting opportunity for manufacturers, industrial companies and developers to purchase freehold development land. The land is free from developer ties and amongst the cluster of businesses known as the "Energy Estuary".

The site benefits from Enterprise Zone status and has outline planning for B1, B2 and B8 uses.



Freehold development land
free from developer ties



58 acres of net developable
land available



Outline planning for
B1, B2 and B8 uses



Benefit of
Enterprise Zone
status



Adjacent to new link road with
excellent access to M180,
M18 and M1 motorways
(Completion expected
Q4 2020)



24 hour on-site security



DESCRIPTION

Humber Gate offers flexible solutions for occupiers and is suitable for heavy industrial uses, manufacturing, logistics, open storage and renewable energy sectors.

The majority of the land is brown field with the site having existing infrastructure.

NEARBY OCCUPIERS:

BLUESTAR

BASF
The Chemical Company



vineol
Food Biorefinery

LENZING



Suitable for
a variety of
uses/sectors



DEMOGRAPHICS



SKILLED LABOUR SUPPLY

3 x GB's average supply of logistics employees
5 x GB's average supply of food manufacturing employees



WAGE COSTS

23% lower wage costs than GB average



POPULATIONS AND UNEMPLOYMENT

North East Lincolnshire – 159,800

Yorkshire & Humber – 5,450,100

WORKING AGE POPULATION

North East Lincolnshire – 60.7%

Yorkshire & Humber – 62.6%

% MALE UNEMPLOYMENT

North East Lincolnshire – 3.5%

Yorkshire & Humber – 4.4%

% FEMALE UNEMPLOYMENT

North East Lincolnshire – 7.4%

Yorkshire & Humber – 5.0%



% WITH NVQ2 AND ABOVE

North East Lincolnshire – 62.9%

Yorkshire & Humber – 71.1%

% WITH NVQ4 AND ABOVE

North East Lincolnshire – 22%

Yorkshire & Humber – 33%

PLANNING

The site has outline planning for B1, B2 and B8 uses.
For planning related enquiries, please contact
North East Lincolnshire Council: 01472 324461

ENTERPRISE ZONE STATUS

For further information and advice please contact Maggie Campbell –
01472 324461 / Margaret.campbell@nelincs.gov.uk

ACCOMMODATION

Plots	Acres	HA
A	1964	7.95
B	SOLD	
C	4.28	1.73
D	2.37	0.96
E	SOLD	
F	0.73	0.29
G	SOLD	
H	13.6	5.50
I	17	6.87
J	4.85	1.96

Key

4.28 - 19.64 acres
Plots A, C & I are available as a combined site of 40.92 acres (16.55 hectares)

0.73 - 4.75 acres

RIVER HUMBER

**Available
as whole or
flexible plots
from 0.73 -
19.64 acres**



LOCATION

Construction of the new link road is expected to be completed in Q4 2020 and once completed will provide direct access from Humber Gate to Immingham and the A180. Humber Gate will become a central location to both Immingham and Grimsby.



Immingham Dock
2 miles (5 mins)



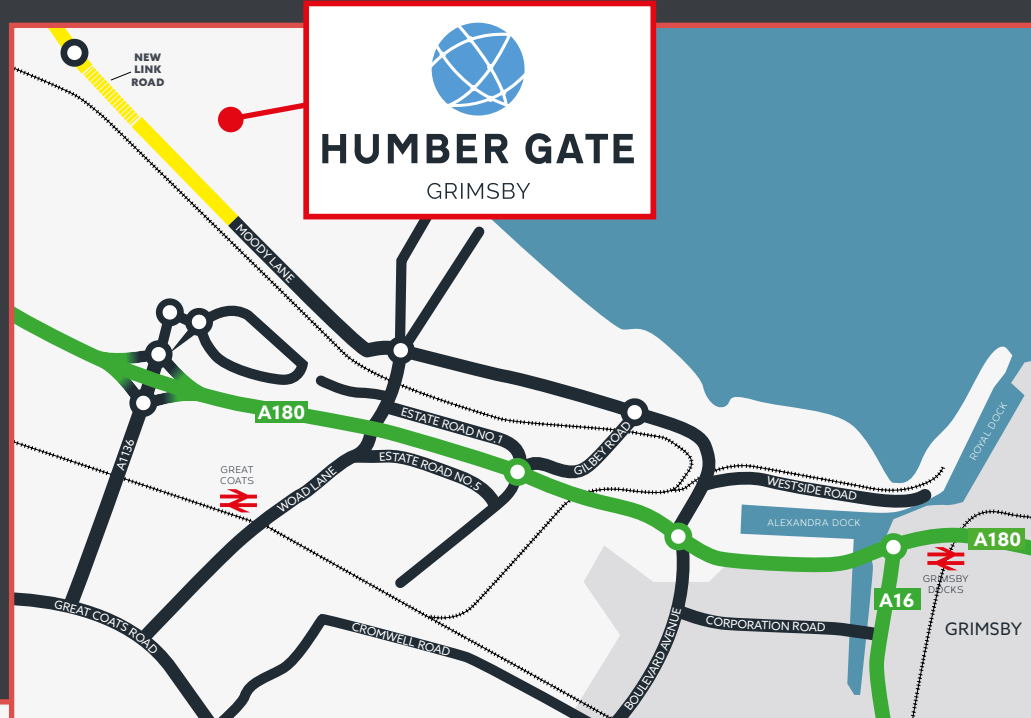
M180, J5
28 miles (30 mins)



Humberside Airport
12 miles (20 mins)

Grimsby Dock
3 miles (8 mins)

M18, J5
40 miles (40 mins)



SAT NAV: MOODY LANE, GRIMSBY, DN31 2TT

City	Distance (miles)	Travel Time (hh:mm)
Hull	28	00:40
Doncaster	45	01:00
Sheffield	65	01:15
Leeds	73	01:15
Wakefield	73	01:21
Manchester	110	02:15
London	190	03:45



GARNESS JONES

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