

HELM

PLEASE 1

8 Brand New Industrial/ Warehouse Units

from **6,076 SQ FT**
to **30,090 SQ FT**

ON-SITE NOW
DUE Q3 2026

ABP | **HELM**
IMMINGHAM
A180

DN41 8TH

/// DEEPLY.DIRECTIVE.PROPERTY



8 Brand New Industrial / Warehouse Units

6,076 - 30,090 sq ft
(564 - 2,795 sq m)



Phase 1 at ABP Helm Immingham will see the speculative development of 8 brand new industrial and warehouse units, built to a high specification with strong sustainability credentials. Practical completion is targeted for Q3 2026.

ABP Helm Immingham is a new 227 acre industrial, logistics and automotive park located in the Humber. The park fronts the A180, sits adjacent to the Stallingborough Interchange and offers direct access to the M180 and the wider national road network. Combined with its proximity to the Ports of Immingham and Grimsby, the location delivers exceptional multi-modal connectivity.

COMING SOON



PRIME POSITION
FRONTING A180
LINK ROAD



PORT OF IMMINGHAM
2.6 MILES



**WITH MULTI-MODAL
CONNECTIVITY**



PORT OF GRIMSBY
5 MILES



**ON-SITE
PRACTICAL COMPLETION
TARGETED FOR Q3 2026**

Specification



**EAVES HEIGHT 11M
(TO UNDERSIDE OF HAUNCH 10M)**



**FLOOR LOADING
40 KN/M2**



**1-3 GROUND LEVEL
LOADING DOORS**



1 MVA POWER SUPPLY



10% ROOF LIGHTS



HIGH QUALITY OFFICES



ON-SITE CAR PARKING



SECURE BARRIER ENTRY



**BREEAM TARGET
RATING 'EXCELLENT'**



**ANTICIPATED EPC RATING
WITHIN BAND A**



LED LIGHTING



SOLAR PV READY



EV CAR CHARGING



CYCLE SHELTERS



**DESIGNATED OUTDOOR
SEATING AREAS**

Sustainability



Accommodation

6,076 - 30,090 sq ft
(564 - 2,795 sq m)



Unit	Total GIA		Ground Floor		FF Office	
	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M
1	8,451	785	7,679	713	771	72
2	8,813	819	7,997	743	816	76
3	6,076	565	5,304	493	771	72
4	10,445	970	9,536	886	908	84
5	10,891	1,012	9,931	923	960	89
6	7,501	697	6,593	613	908	84
7	22,158	2,059	19,691	1,829	2,467	229
8	30,090	2,796	27,501	2,555	2,588	240



Port of Immingham

+ The UK's largest port by tonnage handling over 50 million tonnes of cargo every year.

+ Leader in handling a wide range of cargo, including Ro-Ro, containers (Lo-Lo), dry bulks and liquid bulks, serving key sectors of the economy.

+ A critical link in the supply chain of businesses throughout Britain, supporting 10,500 jobs nationally, contributing over £700m to the economy every year.

+ The port's modern rail infrastructure handles more than 240 rail freight movements per week.

+ Continual investment by ABP to deliver state-of-the-art infrastructure, equipment, systems and facilities.

Port of Immingham

IMMINGHAM

H U M B E R

Tronox

Lincol Oil

Commercial Vehicle Services

BCA Automotive

Selvic Shipping Services

Lindum Packaging

Bring Cargo

PHASE 1

PHASE 2 — 90 Acres of Automotive Open Storage

STALLINGBOROUGH
INTERCHANGE JUNCTION

A1(M)
IMMINGHAM / HULL

A180

GRIMSBY

Port of Grimsby

DESIGN AND BUILD OPPORTUNITIES — Units of up to 1,100,000 sq ft

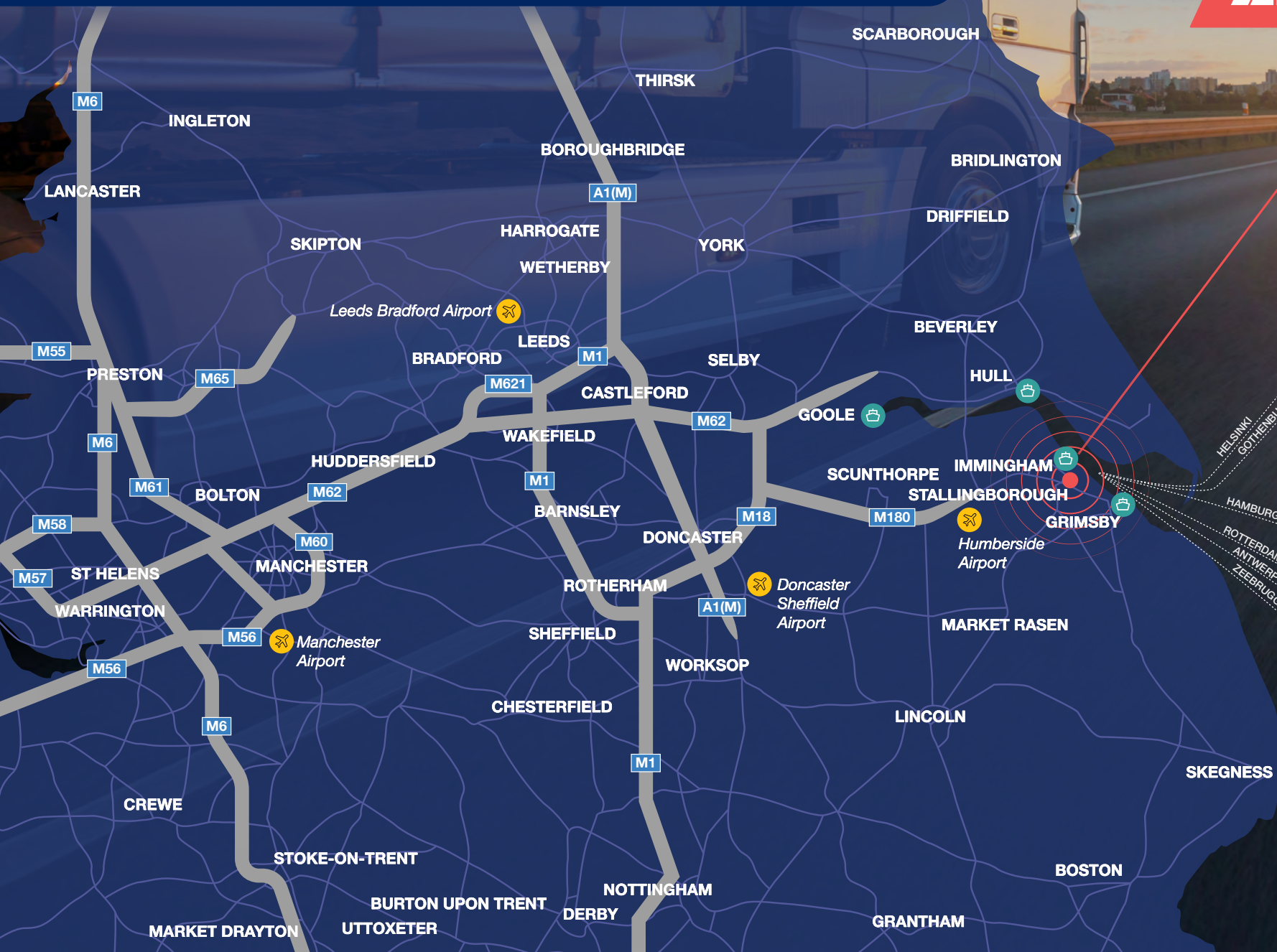
Port of Grimsby

- + One of the UK's leading automotive ports and a major hub for the offshore wind industry.
- + Importing around 500,000 vehicles each year.
- + Europe's largest 'operations and maintenance hub' for offshore wind farms.
- + The port handles a range of other cargoes while retaining strong links to the fishing and food industries.



Helm Immingham is situated in a prime location south of the Humber Estuary, only 2.6 miles from the Port of Immingham and 5 miles from the Port of Grimsby. It is located close to the A180, providing quick and easy access to the M18 and M62 motorways.

Habrough Railway Station is only 4 miles away (10 minute drive) and serves as the nearest main rail connection for Helm Immingham. The station provides services to Manchester, Liverpool and Sheffield (via TransPennine Express). Access to the East Coast Mainline is available at York or Doncaster with direct services to London Kings Cross. Furthermore, local bus services provide connections to Stallingborough, Immingham, Grimsby and the surrounding areas.



KEY CITIES

Sheffield	- 63 miles / 101 km
Leeds	- 70 miles / 113 km
Manchester	- 106 miles / 170 km
Birmingham	- 134 miles / 216 km
Newcastle	- 156 miles / 251 km
London	- 195 miles / 314 km
Edinburgh	- 275 miles / 443 km
Glasgow	- 277 miles / 446 km



ROAD

A180	- 0.3 miles / 0.5 km
M180 (J5)	- 9 miles / 15 km
M18 (J5)	- 35 miles / 56 km
A1(M) (J35)	- 46 miles / 75 km



SEA (from the Port of Immingham)

Zeebrugge	- 200 nautical miles
Rotterdam	- 203 nautical miles
Antwerp	- 204 nautical miles
Hamburg	- 377 nautical miles
Gothenburg	- 495 nautical miles
Helsinki	- 1,506 nautical miles



DEMOGRAPHICS

- + Wage levels lower than the regional / national average
- + Labour pool of 693,000*
- + 40,000 seeking work
- + Total catchment of 1.61 million
- + 91% live within a 60 minutes drive time
- + 987,000 of working age population

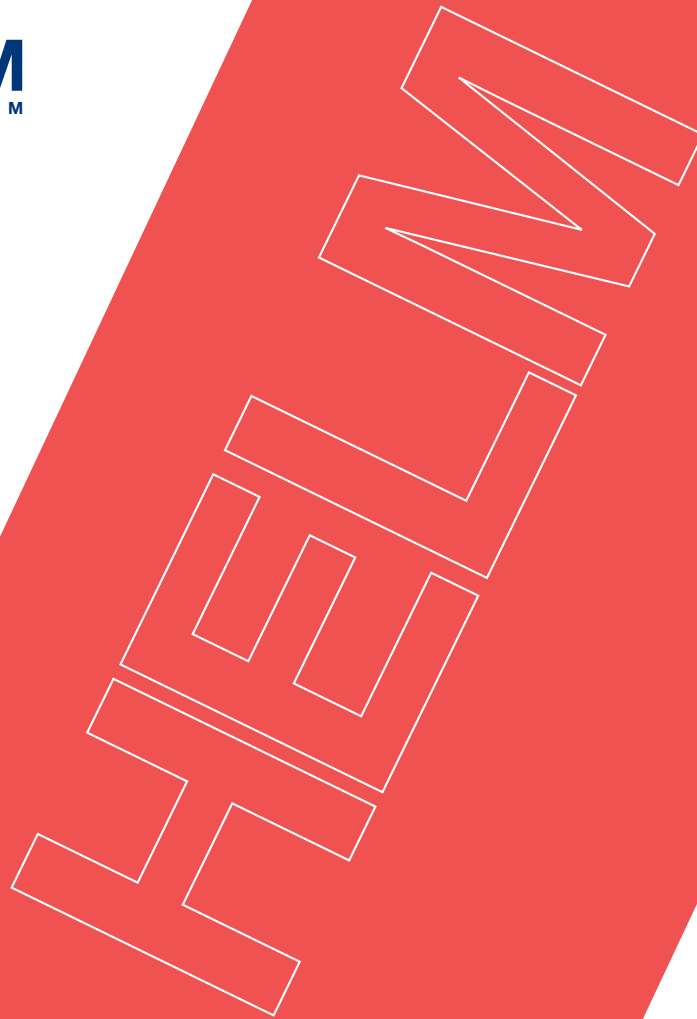
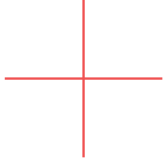


KEY OCCUPIERS

British Steel	HETA
Bring Cargo	GBA
Catch	Lenzing
Tronox	BCA KIA
Air Products	DFDS

Location & Demographics

*Sources: Stallingborough Location Report (Adept Insight Ltd) Dec 2024, v1.1



ABP & Deliverability

ABP Property has a highly experienced team to ensure the development programme is met, and that the process of building completion and handover to occupiers meets their expectations.

Terms

The units will be available by way of Full Repairing and Insuring lease terms for a term of years to be agreed. Further information is available on request.

Planning

Full planning consent for commercial/employment floorspace (flexible Use Classes E(g)(iii)/B2/B8).



abports.co.uk/property/opportunities



In partnership with



**humber
freeport**



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