

# ABLE IMMINGHAM ENERGY PARK

## QUEENS ROAD, IMMINGHAM, NORTH EAST LINCOLNSHIRE

INVEST IN ADVANCED MANUFACTURING

LEASEHOLD

74 ACRES

Able Immingham Energy Park site comprises an area of partially undeveloped land, extending to approximately 30.20 hectares (74.70 acres). The site has lapsed planning consent for B1, B2 and B8 and is zoned for industrial use within the local authority adopted plan. Currently occupiers include Immingham Power Limited have a long-term lease for their Power Peaking Facility, in addition North Beck Energy Limited has secured planning permission for a c. 14 acre 50MW power station site.

### KEY INFORMATION

- Part greenfield, part brownfield.
- The site has access to gas, water, electricity and drainage.
- Situated on the south side of Queens Road (A1173) and on the periphery of Immingham Dock.

### LOCATION DETAILS

Excellent access to Port facilities with direct access to the Ports of Grimsby and Immingham, providing extensive fast and frequent ro-ro and lo-lo sea freight connections to European and global markets. Situated 3.5 miles from the Port of Immingham, UK's largest port by tonnage and 2 miles from Grimsby Port. 12 miles (20 minutes drive) to Humberside Airport. Adjacent access to the A180 giving excellent access to M180, M18, M62, M1 and A1(M).

### CONTACT AGENT

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