

# HUMBER INDUSTRIAL LTD IPP GRIMSBY

MOODY LANE, GRIMSBY, NORTH EAST LINCOLNSHIRE, DN31 2SR

INVEST IN CHEMICALS / ADVANCED MANUFACTURING

FREEHOLD / LEASEHOLD

170 ACRES

**170 acre fully integrated manufacturing facility for ABIs and chemicals.** Three separate manufacturing buildings with dedicated office space and lab facilities. Engineering facility and warehousing. Facilities on site include restaurant and welfare, locker room, parking and other amenities. This vacant site, seeking new occupiers, currently has available high-quality office, engineering workshop and laboratory space to be utilised by an incoming investor.

## KEY INFORMATION

- Private HV Power, Water Borehole Abstraction Licence, on site Effluent Treatment Plant may be available for connection, subject to status.
- Environmental mitigation land.
- Over 1000M3 of reaction capacity. High volume, multipurpose, multi product capabilities, glass lined, stainless steel and Hastelloy equipment.

## LOCATION DETAILS

Existing Infrastructure. Adjacent to brand new link road. 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 and 120 miles to Manufacture Airport. Adjacent access to the A180 giving excellent access to M180, M18, M62, M1 and A1(M).

## CONTACT AGENT

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