

# THE ICE FACTORY

MURRAY STREET, GRIMSBY DOCKS, NORTH EAST LINCOLNSHIRE

INVEST IN OFFSHORE WIND / RENEWABLE ENERGY

LEASEHOLD AND VIRTUAL FREEHOLD

FROM 500FT<sup>2</sup> - 62,000FT<sup>2</sup>

**The Ice Factory development is a unique gateway site at the heart of the Port of Grimsby.**

The site includes over 20 acres of regeneration, with unfettered waterside access (with its own pier and dock), as well as the Ice Factory itself – an iconic Grade II\* Listed testament to Victorian engineering. The development includes a hotel, R&D hub, café space, exhibition and conference centre, and includes six commercial units suitable as light industrial or commercial spaces from 500sq ft to 62,000 sq ft.

## KEY INFORMATION

- Vital regeneration project in the region.
- Gateway Development at the heart of Grimsby.
- Tailor made and bespoke occupier solutions.
- Leasehold and Virtual Freehold options available.
- Price on application.
- Offices, R&D, Warehouse, F&B.
- Floating Solar Dock with fixed price energy.

## 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. 14 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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