

**A New Industrial, Logistics
& Automotive Park
in the Humber**

**Design & Build Opportunities
of up to 1,100,000 sq ft**

**8 Brand New Industrial /
Warehouse Units – On-site Now**

**90 Acres of Automotive Open
Storage Accommodation**

 **ABP | HELM**
BIRMINGHAM
A180

- + **Helm Immingham** is a 227 acre industrial, logistics and automotive scheme offering a range of opportunities to occupiers.
The site fronts the A180, is adjacent to Stallingborough Interchange and provides direct access to the M180 and the wider national road network.

Furthermore Helm Immingham is situated between the two main Humber Ports of Immingham and Grimsby benefiting from excellent multi-modal connectivity to the UK and overseas.

+ **Phase 1 – On-site Now**
Due Q3 2026

8 Brand New Industrial /
Warehouse Units of
6,076 sq ft - 30,090 sq ft

+ **Design & Build Opportunities**
of up to 1,100,000 sq ft

+ **90 Acres of Automotive**
Open Storage
Accommodation

+ **Multi-modal Connectivity**

Demographics



Wage Levels Lower Than
Regional / National Average



Labour Pool of 693,000*
40,000 Actively Seeking Work



Total Catchment of 1.61 Million People

91% Live Within 60 Mins Drive Time

987,000 of Working Age Population

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



Locations



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



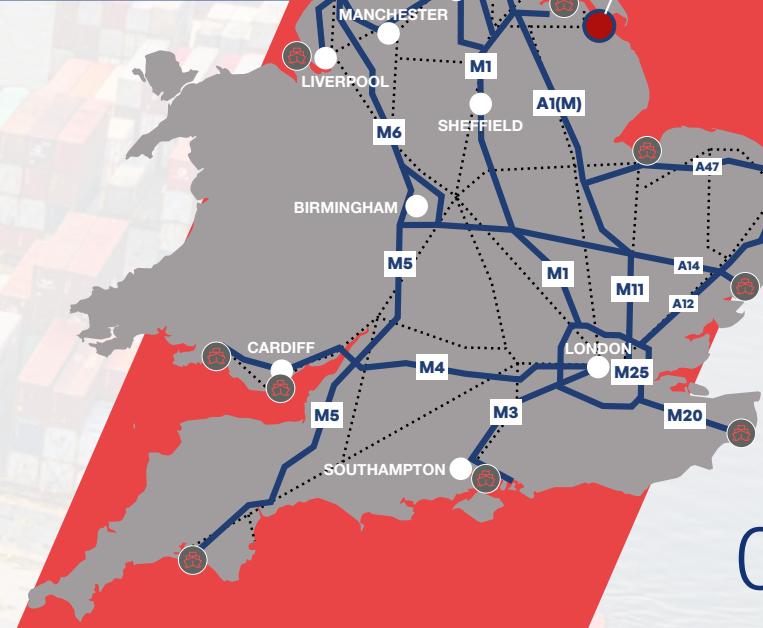
KEY CITIES

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



KEY OCCUPIERS

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



The Strategic Context

- + The Humber is the UK's biggest gateway for trade by volume - £80bn+ of trade, £6.6bn+ of added value for the UK economy.
- + ABP's Humber Ports of Immingham, Grimsby, Hull and Goole provide an unparalleled gateway for the trade connecting businesses across the UK, Europe and beyond.
- + Helm Immingham provides significant new storage capacity to the UK market to support both import and export flows and transhipment opportunities.

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.
- + A range of other cargoes, while retaining strong links to fishing and food industries.

HUMBER INTERNATIONAL TERMINAL

A key bulk-handling hub at the Port of Immingham.



DFDS FREIGHT TERMINAL

Strategically located at the Port of Immingham, comprising 7 berths, rail connections and bespoke cargo capabilities.

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

PHASE 1

8 New Industrial / Warehouse Units of 6,076 sq ft - 30,090 sq ft



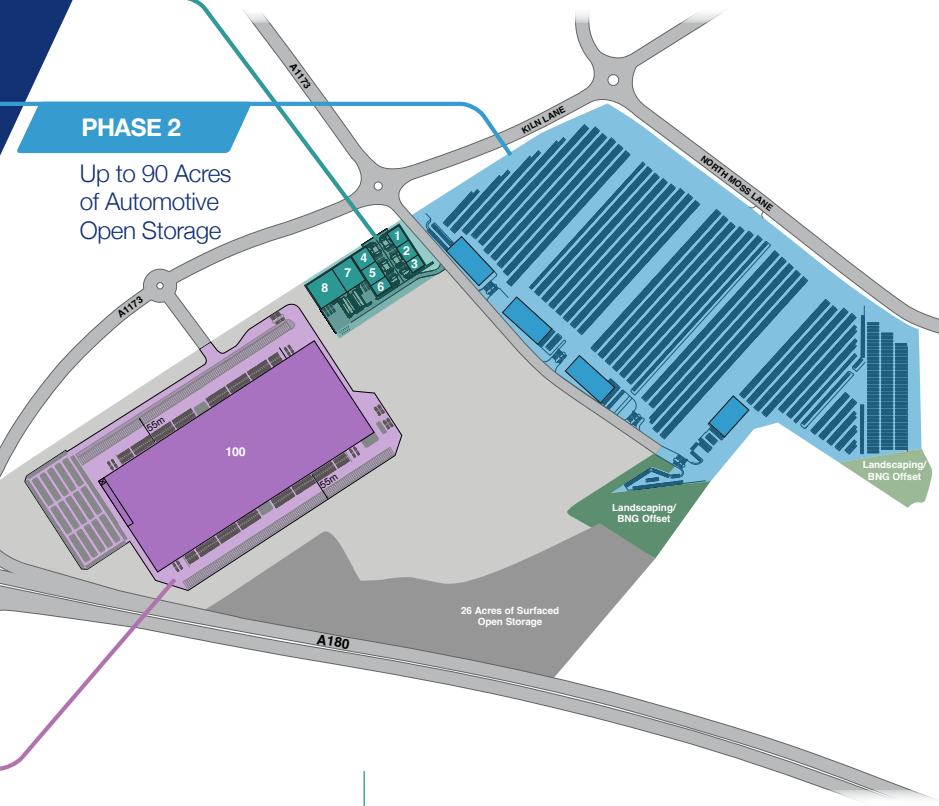
DESIGN & BUILD

Units of up to 1,100,000 sq ft

Indicative Masterplan 1

PHASE 2

Up to 90 Acres of Automotive Open Storage



Indicative Masterplan 2





Phase 1
On-site Now
Complete Q3 2026



Design & Build
Opportunities



Open
Storage



Automotive
Storage



Logistics
Hub



Industrial &
Manufacturing

ABP & Deliverability

ABP Property has a highly experienced team to ensure that development programmes are met, and that the process from planning through to building completion and handover meets their clients expectations.

Terms

Terms are available on both a freehold and leasehold basis for cost effective solutions to meet occupiers' bespoke requirements. Further information is available upon request.

Planning

Hybrid planning consent has been granted for over 1.29m sq ft of B2, B8 and E(g)(iii) uses under the existing outline consent, with detailed planning consent in place for the access road.

On Phase 2, a planning application has been submitted for outline consent for external storage and distribution of goods, anticipated to be for automotive storage, including a 5 acre ground mounted solar panel scheme that could provide a power supply to the site.

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