

TO LET / SHED 28 / INDUSTRIAL / WAREHOUSE UNIT

102,613 SQ FT (9,536.54 SQ M)
WITH 0.471 ACRE EXTERNAL STORAGE PAD

SHED 28

PORT OF IMMINGHAM
DN40 2QW /// pitching.texts.describe



CLOSE PROXIMITY TO
M180, M18 & M1



HIGH LEVEL LED
LIGHTING & EXTERNAL
LIGHTING



DIRECT RAIL
CONNECTIVITY



24/7
PORT SECURITY

OVERVIEW



Shed 28 comprises a Bulk Warehouse Shed with concrete portioned bays which has a 0.471 acres external storage pad.

Benefiting from a prime deep-water location on the Humber Estuary, the Port of Immingham provides daily access to the trade routes between the UK and Scandinavia, the Baltic states and mainland Europe. The Port's links extend throughout Europe to North and South America, Africa, Australia, the Middle East and the Far East with 60 sailings weekly.

The Port of Immingham benefits from 24/7 security on site and is a secure location for businesses / storage.



DOCK/QUAY	MAXIMUM SIZE OF VESSEL			
	LENGTH	BEAM	DRAUGHT	DWT
Enclosed Dock	198m	26.2	10.36m	38,000
Humber International Terminal	289m	45m	12.8 – 14.2m	200,000
Eastern & Western Jetties	213m	No Restriction	10.4m	50,000
Immingham Oil Terminal	366m	No Restriction	13.1m	290,000
Immingham Bulk Terminal	303m	45m	14m	200,000
Immingham Gas Jetty	280m	No Restriction	11m	50,000
Immingham Outer Harbour	240m	35m	11m	18,500

◀ M180 / M18 / A1

PORT OF IMMINGHAM

Immingham is the UK's largest port by tonnage, handling around 50 million tonnes of cargo each year. It is the leader in handling a range of cargo including Ro-Ro, dry bulks (grain, animal feed, aggregates), steel, and liquid bulks.

It also has specialised equipment for the handling of biomass, oil and gas terminals and a container terminal connecting the Humber with North Sea short routes and the rest of the world. It is also part of the region's largest automotive distribution centre.

SHED 28

RAIL CONNECTIVITY



See more information on the Port of Immingham at:
property.abports.co.uk/port/immingham/21165



ACCOMMODATION

The accommodation provides the following GIA's

Area	Sq Ft	Sq M
Warehouse	102,613	9,536.54
Total	102,613	9,536.54



102,613 SQ FT
(0.471 ACRE EXTERNAL STORAGE PAD)



SPECIFICATION



EAVES HEIGHT
10.5 METRES APPROX



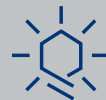
2 GROUND LEVEL
ELECTRIC ACCESS DOORS



24/7 PORT
SECURITY



TARMAC SURFACED
SERVICE YARD



HIGH LEVEL LED
LIGHTING & EXTERNAL
LIGHTING



DIRECT RAIL
CONNECTIVITY



04

LOCATION

Located at The Port of Immingham, Shed 28 benefits from fantastic access to high speed, congestion free road links to the A180 / M180 through to the M18 and M1 and the M62 via the Humber Bridge.

Shed 28 is in close proximity to ABP's rail connection to the wider network.

Humberside International Airport is a 20 minute drive from the port and has a helicopter base to service the offshore industries.

ROAD

A160 / A180 - 4 km / 2.5 miles

M180 (J5) - 20.4 km / 12.7 miles

M18 (J5) - 61 km / 38 miles

M62 (J38) - 53 km / 33 miles

SEA

	Zeebrugge	Rotterdam	Antwerp	Hamburg	Gothenburg	Helsinki
Nautical Miles	200	203	204	377	495	1506

TERMS

Shed 28 is available by way of a new Full Repairing and Insuring lease with terms to be agreed. Further information is available on request.

VIEWINGS

Viewings are strictly by appointment only. Please contact the letting Agents for further information.

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 (REPEAL) ORDER 2013
Savills and PPH Commercial on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by Savills and PPH Commercial has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is July 2025.

Designed and Produced by Andersons - 0113 274 3698 - aapm.co.uk



Harry Fullerton
M. 07555 444 385
harry.fullerton@jll.com

Benjamin Fairhurst
M. 07936 333 696
benjamin.fairhurst@jll.com



Duncan Willey
M. 07710 344 602
duncan.willey@pph-commercial.co.uk

Tom Johnson
M. 07955 267 503
tom.johnson@pph-commercial.co.uk

