

HELM DIRECTIVE

8 Brand New Industrial /
Warehouse Units

from 6,076 SQ FT
to 30,090 SQ FT

ON-SITE NOW
DUE Q3 2026

ABP | HELM
IMMINGHAM
A180

DN41 8TH

/// DEEPLY.DIRECTIVE.PROPERTY



8 Brand New Industrial / Warehouse Units

6,076 - 30,090 sq ft

(564 - 2,795 sq m)



COMING SOON

Phase 1 at ABP Helm Immingham will see the speculative development of 8 brand new industrial and warehouse units, built to a high specification with strong sustainability credentials. Practical completion is targeted for Q3 2026.

ABP Helm Immingham is a new 227 acre industrial, logistics and automotive park located in the Humber. The park fronts the A180, sits adjacent to the Stallingborough Interchange and offers direct access to the M180 and the wider national road network. Combined with its proximity to the Ports of Immingham and Grimsby, the location delivers exceptional multi-modal connectivity.



PRIME POSITION
FRONTING A180
LINK ROAD



**WITH MULTI-MODAL
CONNECTIVITY**



ON-SITE
PRACTICAL COMPLETION
TARGETED FOR Q3 2026



PORT OF IMMINGHAM
2.6 MILES



PORT OF GRIMSBY
5 MILES



EAVES HEIGHT 11M
(TO UNDERSIDE OF HAUNCH 10M)



FLOOR LOADING
40 KN/M2



1-3 GROUND LEVEL
LOADING DOORS



1 MVA POWER SUPPLY



10% ROOF LIGHTS



HIGH QUALITY OFFICES



ON-SITE CAR PARKING



SECURE BARRIER ENTRY



BREEAM TARGET
RATING 'EXCELLENT'



ANTICIPATED EPC RATING
WITHIN BAND A



LED LIGHTING



SOLAR PV PANELS



EV CAR CHARGING

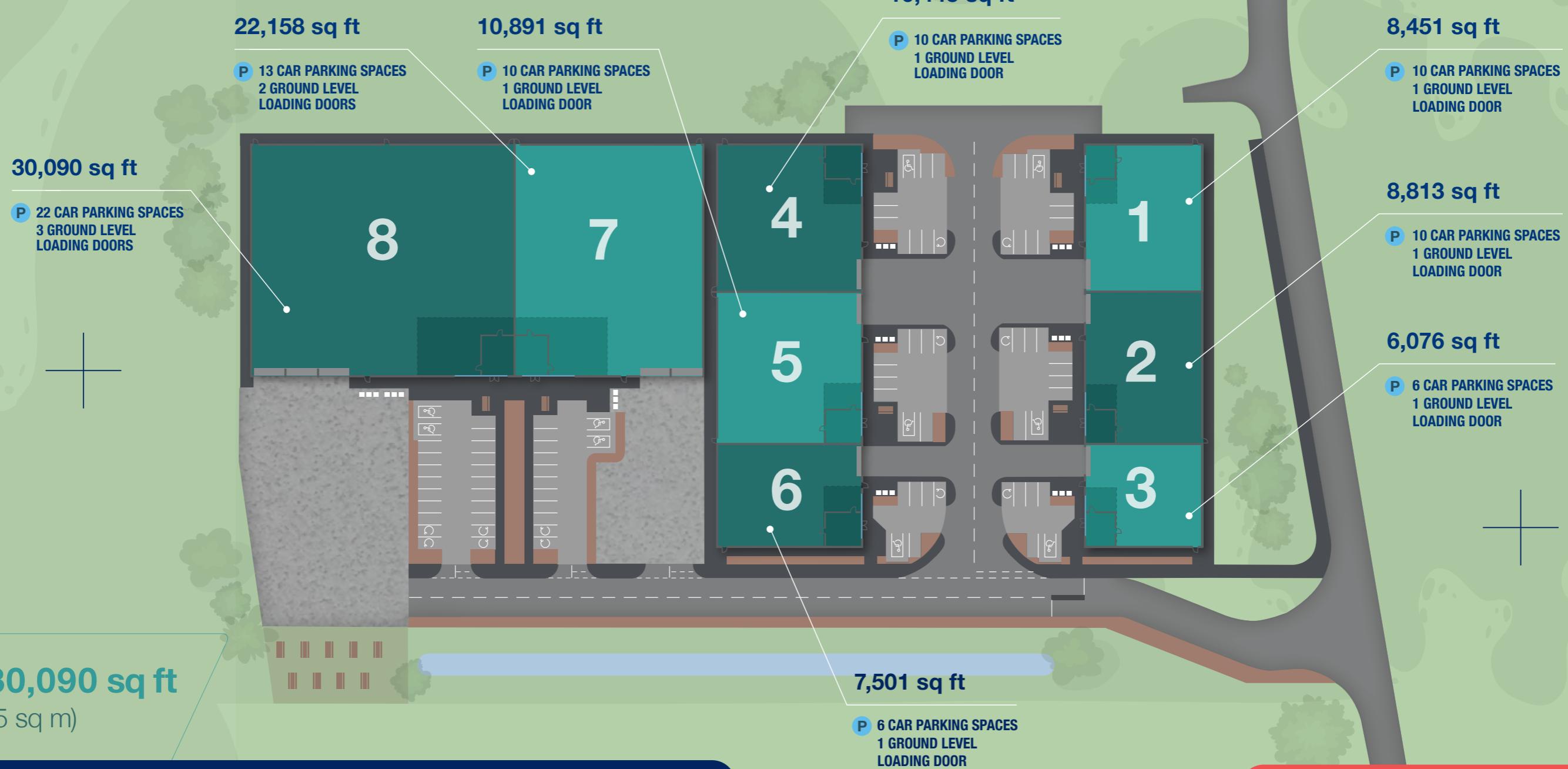


CYCLE SHELTERS



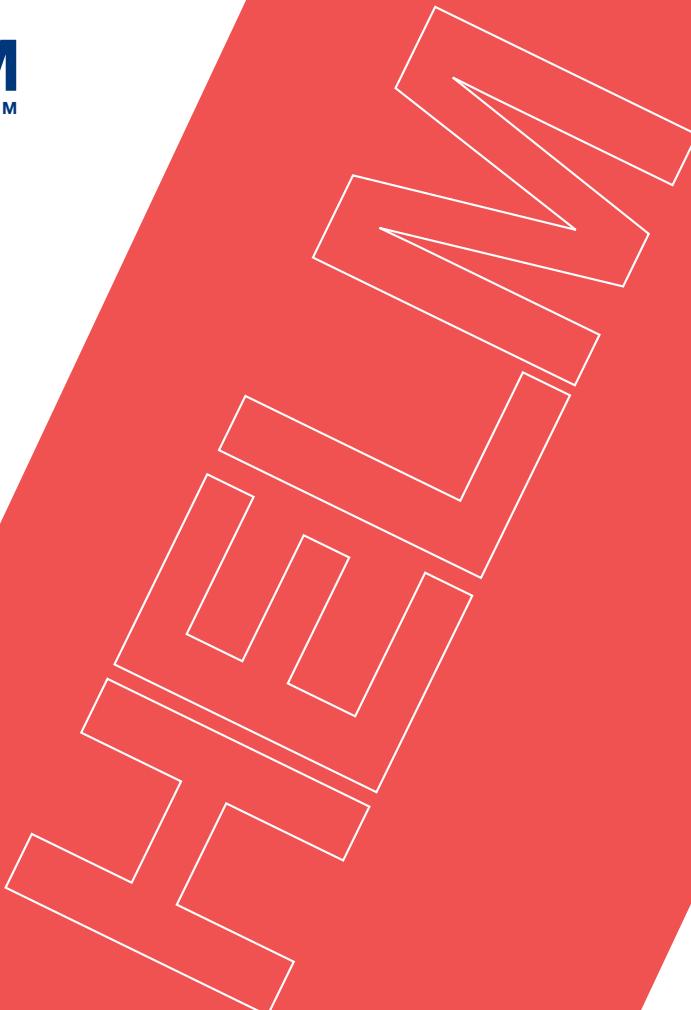
DESIGNATED OUTDOOR
SEATING AREAS

Accommodation



Unit	Total GIA		Ground Floor		FF Office	
	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M
1	8,451	785	7,679	713	771	72
2	8,813	819	7,997	743	816	76
3	6,076	565	5,304	493	771	72
4	10,445	970	9,536	886	908	84
5	10,891	1,012	9,931	923	960	89
6	7,501	697	6,593	613	908	84
7	22,158	2,059	19,691	1,829	2,467	229
8	30,090	2,796	27,501	2,555	2,588	240





ABP & Deliverability

ABP Property has a highly experienced team to ensure the development programme is met, and that the process of building completion and handover to occupiers meets their expectations.

Terms

The units will be available by way of Full Repairing and Insuring lease terms for a term of years to be agreed. Further information is available on request.

Planning

Full planning consent for commercial/employment floorspace (flexible Use Classes E(g)(iii)/B2/B8).

**In partnership with****humber
freeport****IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967
AND THE PROPERTY MISDESCRIPTION ACT 1991 (Repeal) Order 2013**

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