

# HELM

# PLEASE

## 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)



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.

### COMING SOON



**PRIME POSITION**  
FRONTING A180  
LINK ROAD



**PORT OF IMMINGHAM**  
2.6 MILES



**WITH MULTI-MODAL  
CONNECTIVITY**



**PORT OF GRIMSBY**  
5 MILES



**ON-SITE  
PRACTICAL COMPLETION  
TARGETED FOR Q3 2026**



# Specification



**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**

# Sustainability



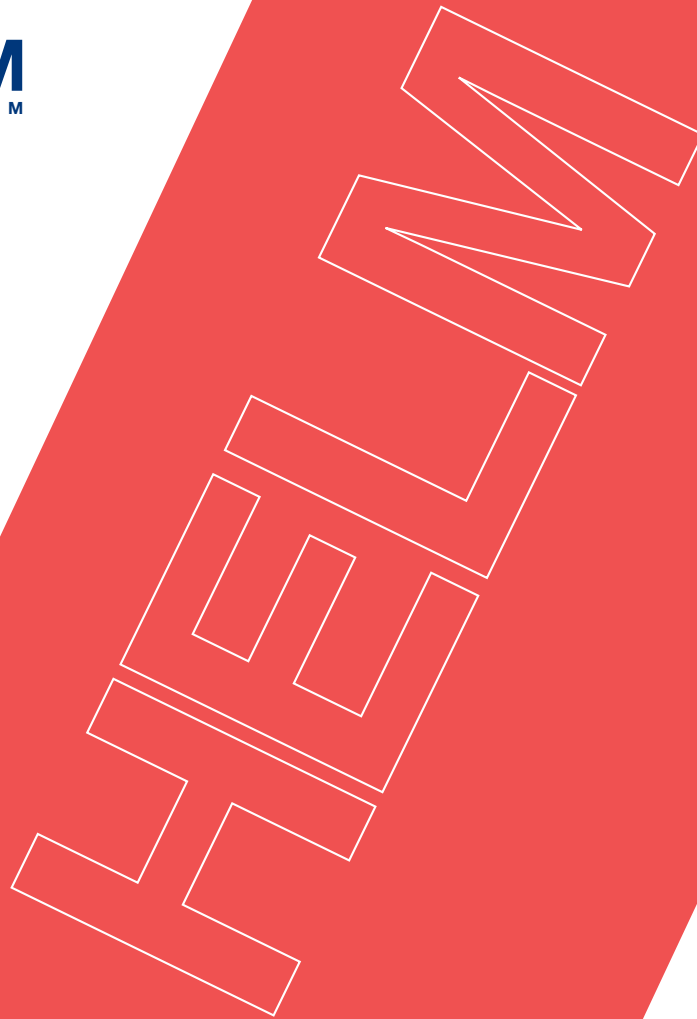
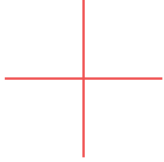
Accommodation

6,076 - 30,090 sq ft  
(564 - 2,795 sq m)



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).



[abports.co.uk/property/opportunities](https://abports.co.uk/property/opportunities)



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