



TO LET

PRELIMINARY DETAILS



Humberside Gateway, Scawby Brook, Brigg, DN20 9LT

STATE OF THE ART, LARGE SCALE WAREHOUSING AVAILABLE NOW

Tenure	To Let
Available Size	250,000 to 1,000,000 sq ft / 23,225.76 to 92,903.04 sq m
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

The Site extends to approximately 110 acres of zoned land for employment use, providing future development options for commercial uses subject to planning.

The Site offers a rare opportunity in the region for flexible state-of-the-art warehouse space, built to occupier’s exact needs, with units available from 250,000 sq ft up to 1 million sq ft in a single building.

Set in a well-connected location with a strong labour pool available, this site is already in good company with nearby commercial and logistical businesses including DHL, Amazon, Wren Kitchens and The Range.

Location

Brigg is a popular market town situated between the towns of Scunthorpe and Grimsby in North Lincolnshire.

Brigg is situated close to the M180/A180 Scunthorpe to Grimsby Motorway link, with connections to the M62, M18 and the National Motorway Network.

The site occupies a strategic location close to Junction 4 of the M180 motorway which is located approximately four miles to the west and provides access to Grimsby and Immingham Docks to the east, with Hull to the north via the Humber Bridge, Scunthorpe to the west and Lincoln to the south via the A15. Located off the A18 Scawby Road approximately one mile west of Brigg town centre in the County of North Lincolnshire.

Neighbouring occupiers include Centrica Power Station & Eco2 Biomass Power Station.

Specification

Buildings are available from 250,000 sq ft to 1 million sq ft and will be built to an institutional Grade A specification with good sustainable credentials. Buildings can be tailored to suit individual occupiers specific requirements.

Viewings

To view the premises and for any additional information please contact the agents below.

Key Selling Points

- Large Scale
- Flexibility
- Cost Effective
- State of Art Specification
- National And International Access
- Humberside Airport just 6 miles away
- Humberside Ports just 14 miles away

Demographics

North Lincolnshire has a population of approximately 110,000 people, of which, 78% are economically active, equating to a working population of 82,800 people. The unemployment rate in the region is 4.8%, which is consistent with the UK's national average. 8.1% of North Lincolnshire's workforce are employed in the Transportation & Storage Industries, this is significantly higher than the wider Yorkshire & Humber region at 5.1% as well as UK national average of 4.9%. This suggests North Lincolnshire has a comparatively larger work force suited to employment in the industrial and logistics sector. Average Gross Weekly Pay in the North Lincolnshire is £586, which is consistent with the UK national average.



Viewing & Further Information

Jonjo Lyles

0203 824 9417 | 07388 488 252
jonjo.lyles@m1agency.co.uk

Joe Salisbury

07809399946
joe.salisbury@m1agency.co.uk