

**THE TRADE YARD IMMINGHAM**  
HALL PARK ROAD, IMMINGHAM, DN40 2LT

**THE  
TRADE  
YARD**

**2,750-13,500SQFT**  
**AVAILABLE TO LET - PHASE 1**  
**PHASE 2 DESIGN AND BUILD UP TO 20,000SQFT**

A development by



# KEY FEATURES

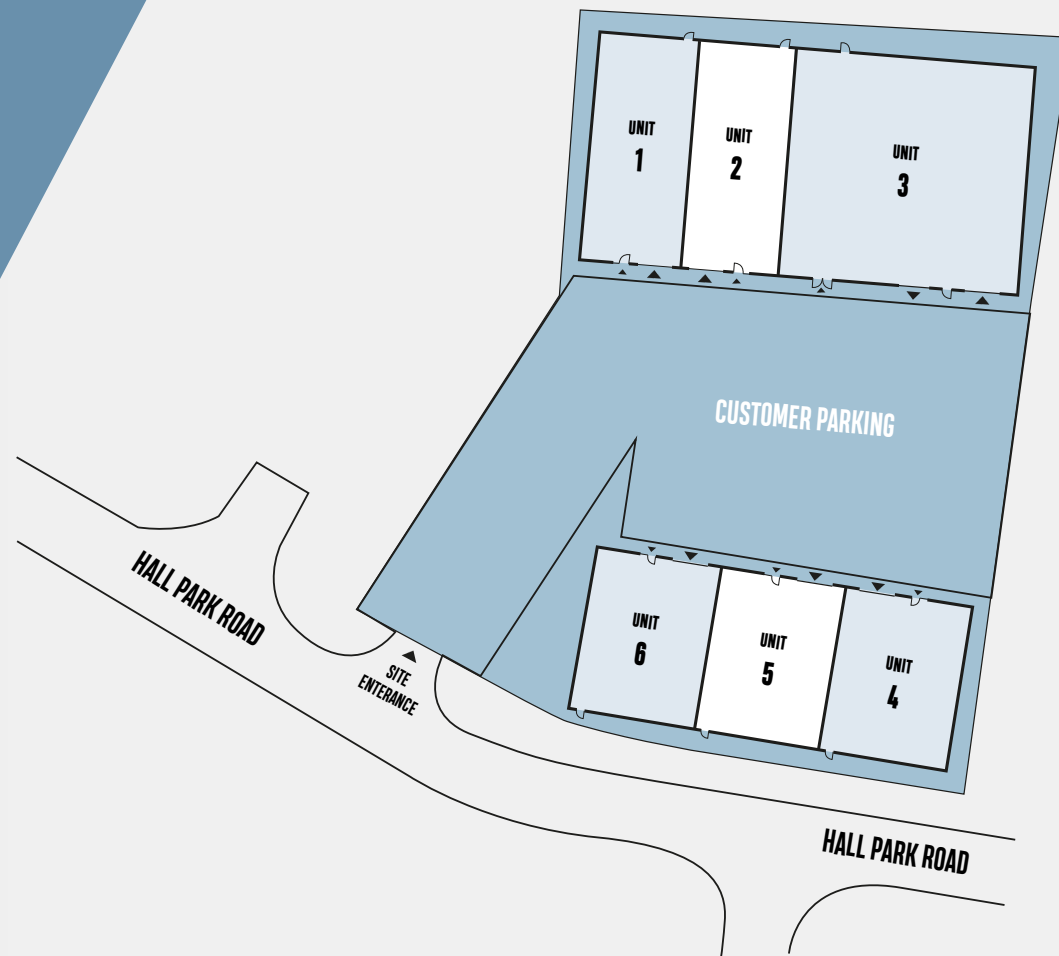


Photo of The Trade Yard Willerby

Finished to an exceptional high standard by award-winning developers Allenby Commercial, this high profile trade site offers an excellent location for businesses, employees and customers. High spec units with ample parking combined with the excellent location and easy access, make a fantastic choice for anyone seeking new premises.

- Design & Build opportunities.
- High profile, popular location.
- Located close to Immingham Dock.
- Within the Humber Freeport.
- Ideal trade counter use.
- Good access links to M180 and motorway networks.
- Local Developer, Allenby Commercial.

# THE UNITS



Manby Hall Business Park is a prime opportunity for trade, warehouse and light industrial occupiers looking for well connected high quality business space in North East Lincolnshire. The scheme, set within 2.96 acres, has been allocated for E(g) uses within the Local Plan. Bespoke turnkey fitouts are available by negotiations making moving hassle free. Freehold and leasehold design and build buildings can be delivered within approximately 32 weeks from signing legal agreements.

## UNIT 1

3,000SQFT

## UNIT 2

3,000SQFT

## UNIT 3

7,500SQFT

## UNIT 4

2,750SQFT

## UNIT 5

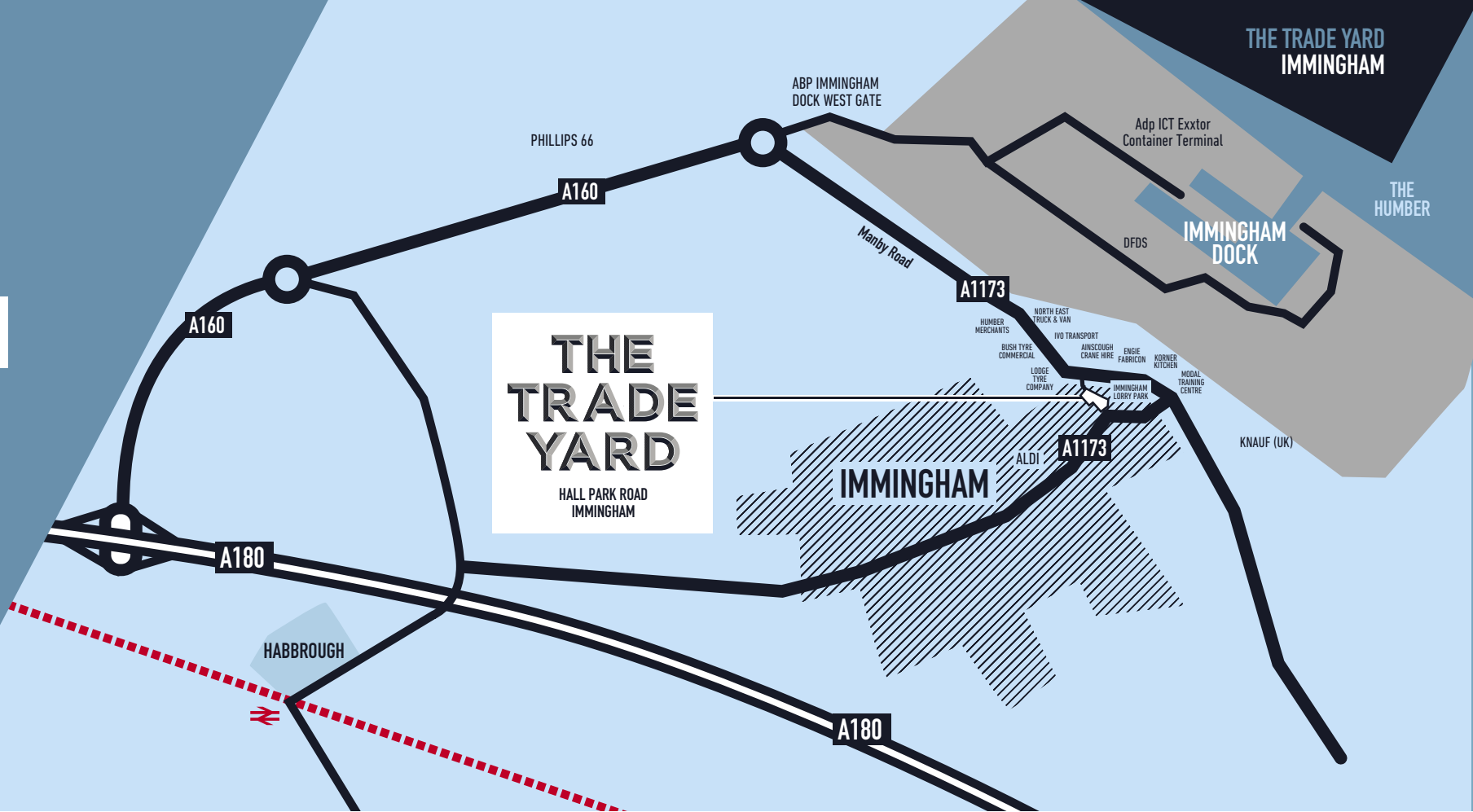
2,750SQFT

## UNIT 6

2,700SQFT

# THE TRADE YARD

## THE LOCATION



The Trade Yard is located in a well established industrial area in Immingham, 10 miles (16 km) north west of Grimsby and 8 miles (13 km) north east of Humberside Airport.

Situated 2 miles north of the A180, The Trade Yard benefits from excellent transport links for quick and easy access to both the Port of Immingham which is only 1 mile (1.6 km) away and the M180, and wider motorway networks. The local area is typified by a mixture of trade, manufacturing and warehouse uses, with neighbouring occupiers including ATR Euromasters, DHL, Jewsons and Royal Mail.



# OUR TERMS



## RENTAL

From £7/sqft

## TERM

The unit is available by way of a new full repairing and insuring lease on terms to be agreed. 10 year lease.

## VAT

All prices are exclusive, but may be liable to VAT at the prevailing rate.

## BUSINESS RATES

We would recommend that interested parties make their own enquiries with the local authority. singular units are expected to fall under the business rate threshold.

## EPC

B or Better.

**THE  
TRADE  
YARD**

**THE TRADE YARD  
IMMINGHAM**

# YOUR ENQUIRY

For details on the lease terms please contact us or one of our letting agents to discuss and arrange a viewing.

## LETTING AGENTS



**CHRIS HYAM  
GARNESS JONES**

chris.hyam@garnessjones.co.uk  
01482 564 564  
07889 537 866



**DUNCAN WILLEY  
PPH**

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01724 292 946  
07710 344 602

## DEVELOPER

**ALLENBY COMMERCIAL**

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