

Lincolnshire UK

The Logistics Sector Investment Opportunity





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The Logistics Sector Investment Opportunity

Lincolnshire provides logistics businesses with direct access to high-growth market opportunities, combined uniquely with world-class digitalisation and automation solutions.



The UK logistics sector is experiencing transformational change, with drivers including decarbonisation, e-commerce growth, Industry 4.0, and the need for more resilient supply chains. Lincolnshire benefits from a strategic UK location, offering major ports and logistics hubs, and fast, multimodal access to domestic and global markets. The area is also at the forefront of sectors in which new technologies and business models are creating profitable opportunities for logistics companies, including agrifood, and low carbon energy and industry.

For investing businesses, the area's logistics clusters enable access to specialised supply chain partners, education providers, skilled workers and incentivised development sites, all addressing their specific needs. The area delivers cost advantages too, with significant savings on properties and labour versus key UK competitor locations.

However, in Lincolnshire these advantages are combined with a unique, value-adding knowledge proposition. Within the region's universities, advanced Industry 4.0 expertise is applied to sector challenges including warehouse automation, supply chain digitalisation, and energy efficiency, to deliver step change improvements in productivity, supply chain resilience, and sustainability.

For logistics businesses, this unique combination of location benefits can deliver the competitive edge required for success in an era of market disruption and opportunity. That's why leading companies including XPO Logistics, Able and Magnavale have made recent, high-value investments in the area's logistics sector.



Growth opportunities in a transforming UK logistics market



Major port logistics hubs and industry clusters



World-class logistics automation and digitalisation expertise



A large, specialist logistics workforce and sector-focused skills providers



Available sites and property solutions, including Freeport sites



Fast, multimodal connectivity to UK and global markets



Dedicated support for your business investment project

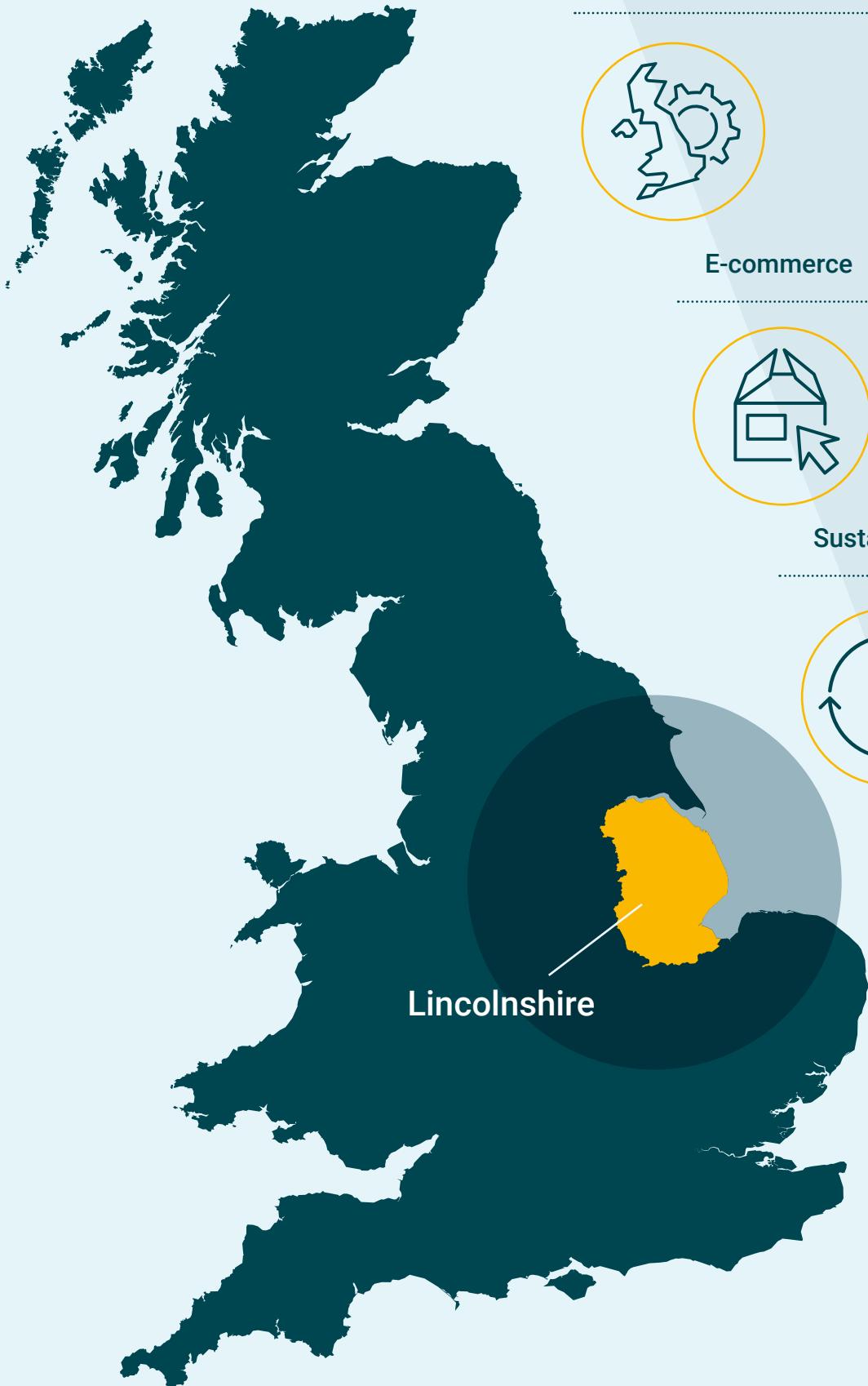
The UK Logistics Market Opportunity

The UK's logistics and industrial sectors are experiencing a period of significant disruption, creating profitable investment opportunities for expanding logistics businesses.

- Following the Covid-19 pandemic and the UK's exit from the EU, businesses are reevaluating supply chains and refocusing on resilience. More companies are considering reshoring manufacturing or holding inventories closer to market, creating potential UK growth opportunities in warehousing, logistics and customs clearance services.^{1,2}
- Covid-19 has further boosted the UK's already fast-growing e-commerce sector. Internet sales as a percentage of all retail sales rose from 21.6% in November 2019 to 31% in November 2023, creating major growth opportunities for distribution businesses.³
- The need for sustainability, driven by consumers, government regulators,⁴ and investors, is driving innovation in logistics technologies and supply chain models, as well as creating opportunities for logistics companies serving industrial sectors including renewable energy, agrifood, and low carbon manufacturing.
- Factors including novel Industry 4.0 technologies, e-commerce growth, and labour market constraints are driving warehouse digitalisation and automation, creating opportunities for innovative technology and distribution businesses.

Greater Lincolnshire's distinctive combination of multimodal connectivity, fast market access, and Industry 4.0 expertise makes it the ideal location for logistics businesses seeking to profit from growth and change in the UK market.





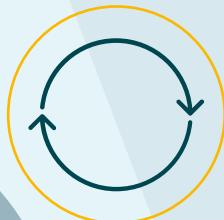
Reshoring



E-commerce



Sustainability



Digitalisation



Data is for the United Kingdom. Northern Ireland is not shown on the map.

The Agrifood Market Opportunity

Lincolnshire is at the heart of the UK's £254 billion¹ agrifood sector, presenting opportunities for logistics businesses to work with expanding and innovating agriculture, food manufacturing and horticulture businesses.

A key location within the UK Food Valley, the area accounts for 11% of England's food production² and includes major centres of food manufacturing and logistics. These include Spalding, the UK's largest food logistics hub, dispatching more than 1,000 finished lorry loads of food per day,³ and Grimsby, home to a highly developed food and seafood processing cluster.

Leading food companies established in the area include Bakkavor, Moy Park, 2 Sisters, Young's Seafood (Sofina Foods), and Princes. Outstanding innovators include Jones Food Company, operators of the largest high-care vertical farm in Europe.⁴

Horticulture represents a specific growth opportunity for logistics businesses. Spalding is also a major hub for the distribution of flowers and plants to the UK consumer market, with 500 inbound and outbound HGV movements per week and significant expansion potential. Recent investors include FreshLinc, whose FloraLinc subsidiary is focused on horticultural distribution.⁵



Sources: (1) gov.uk (2) DIT, UK Gov't 2020 (3) Greater Lincs. LEP
(4) jonesfoodcompany.co.uk (5) South Holland DC



The Low Carbon Market Opportunity

Through major investments in industrial decarbonisation, offshore renewable energy and the circular economy, Lincolnshire is at the forefront of the UK's transition to Net Zero emissions.

For logistics companies, potential opportunities exist to partner with low carbon energy and industrial businesses for services including the transportation and storage of feedstocks and products, and offshore logistics.

Direct access to renewable energy (from offshore wind), and low carbon hydrogen, will enable logistics businesses to develop net zero supply chains, including food cool chains. The area's low carbon energy proposition is also potentially attractive to low carbon manufacturers in sectors including sustainable transport, creating further potential growth opportunities for logistics companies.

Industrial Decarbonisation

The Humber Energy Estuary's industrial cluster is one of the UK's largest, and its most carbon intensive. The cluster's world-leading decarbonisation projects will focus on the production and distribution of low carbon hydrogen for use as a sustainable fuel and feedstock, low carbon power generation (utilising fuels including low carbon hydrogen), and the capture, transportation and sub-sea storage of CO₂. Major projects under development also include the planned production of green hydrogen using imported green ammonia.

These projects create the potential for low carbon growth in energy generation and heavy industry, as well as for logistics businesses supporting these sectors.

ZEROCARBON
HUMBER

HUMBERZERO 

zerocarbonhumber.co.uk

humberzero.co.uk

VikingCCS 

Immingham Green Energy Terminal

vikingccs.co.uk

imminghamget.co.uk

Offshore Renewables

The Humber is at the heart of the UK's world-leading offshore renewables sector, servicing North Sea wind farms including Hornsea 2 – the world's largest.

Major businesses in the Humber cluster include Ørsted, Siemens Gamesa, RWE and SSE Renewables, engaged in activities including wind farm development, operations & maintenance (O&M), logistics, and wind turbine manufacturing. Key logistics hubs include the Port of Grimsby (O&M), the Port of Immingham, Able Humber Port, and Humberside Airport (offshore helicopter services).

With sustained growth projected and ambitious targets for UK supply chain development, the sector presents significant opportunities for specialised logistics businesses.

Circular Economy

Based on strengths in sectors including energy, process industries and agrifood, Lincolnshire is a leading UK location for circular economy investments.

The South Humber Bank is home to a fast-growing cluster of businesses producing more sustainable energy and innovative fuels from waste. The wider area's agrifood sector is supported by businesses specialising in anaerobic digestion, for food waste recycling, and recycled food packaging manufacturing.

Potential opportunities exist for businesses to provide logistics services to this growing sector, and to engage with recyclers and energy generators (potentially through 'private wire' arrangements) to develop more sustainable supply chains.

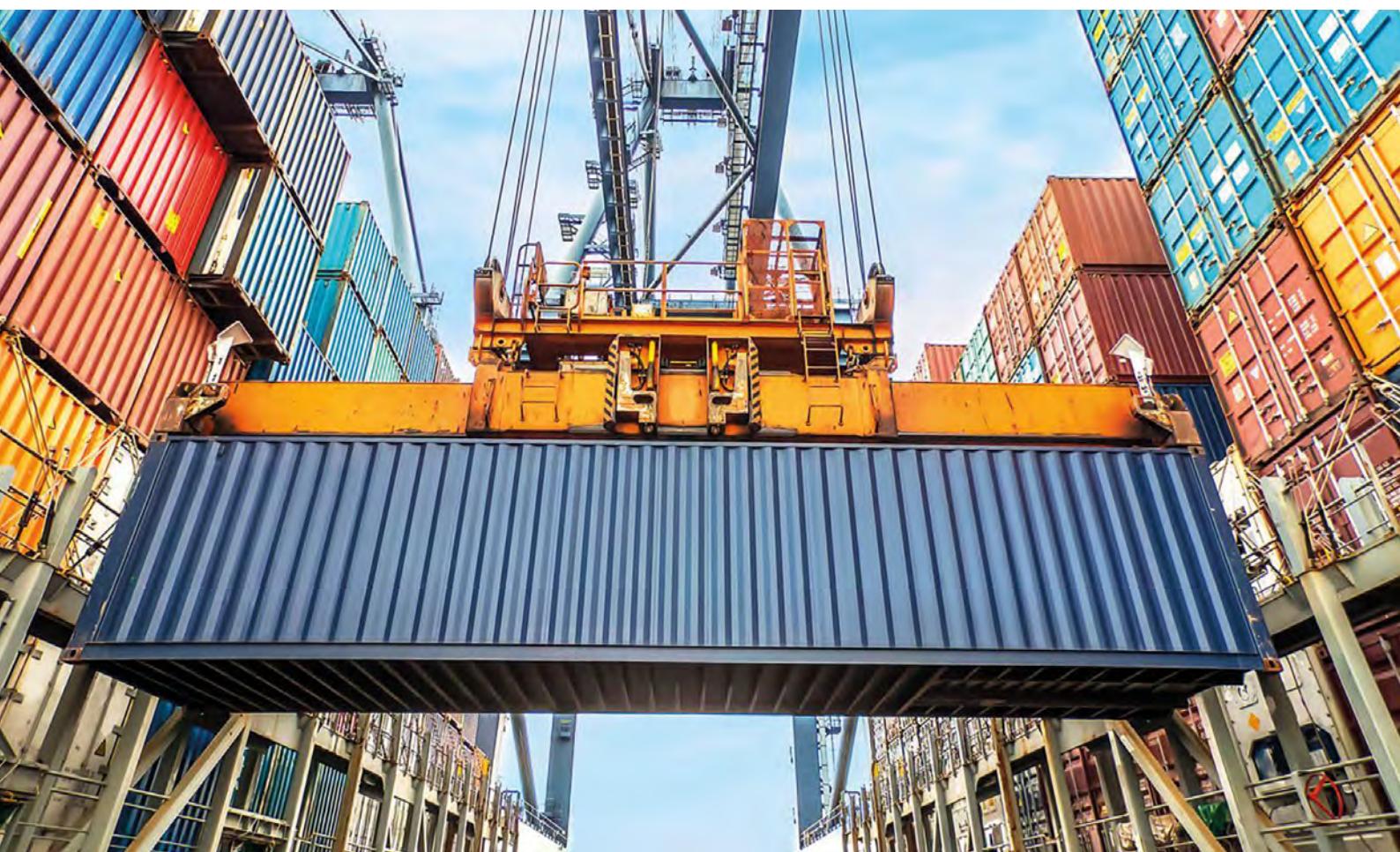


The South Humber Port Logistics Hub

Centred on the ports of Grimsby and Immingham – the UK's largest port by tonnage, handling 46m tonnes per annum – the South Humber Bank is home to one of the UK's most important port logistics hubs, providing businesses with fast, multimodal access to UK and international markets.

The hub incorporates extensive ports infrastructure and services, multimodal freight terminals and logistics providers, international trade expertise, and Freeport sites with potential benefits for eligible investing businesses.

Capabilities include specialised logistics services in support of the area's key industries, including energy, offshore renewables, process manufacturing, and agrifood.



Key Benefits



A major UK port logistics hub



Multimodal freight terminals & logistics providers



Deep sea port serving global markets



Multiple cargo types handled



Extensive on-port warehousing & open storage



Liquid & dry bulk freight terminals



Large-scale temperature-controlled storage



Freeport site solutions for eligible businesses

Key Sectors Served



Energy



Offshore



Manufacturing



Agrifood



Automotive



Distribution

Key Assets and Capabilities



abports.co.uk/locations/immingham

The Port of Immingham is a deep sea port with river and in-dock deep-water facilities, and large vessel handling capabilities (up to 366m length). Multiple cargo types are handled, including Lo-Lo (with a dedicated in-dock terminal), Ro-Ro (8 berths), general, project, and liquid and dry bulks. 30,000 sq m of warehousing is available on-port, as well as extensive open storage.



abports.co.uk/locations/grimsby

The Port of Grimsby is the UK's largest Offshore Wind Operations & Maintenance (O&M) hub and a major automotive port. The port retains strong links with the areas agrifood and fisheries industries, with 230,000 tonnes of cold storage capacity available on-port or port-adjacent.



ableuk.com/sites/port-sites/humber-port

Able Humber Port serves the expanding marine renewable energy sector, with plans for up 1,340m of new deep-water quays and a site area of 738 acres. The adjacent Able Energy Park offers an additional 598 net operational acres for portcentric logistics uses.

New Holland Dock, part of the Howarth Timber group, is a major timber wharf handling more than 400,000 m³ of timber products annually.



new-holland-dock.co.uk

PPL Humber Bulk Terminal is a specialist dry bulk import and export facility handling agri-bulks, energy bulks and minerals. A fully automated, conveyor-fed, import and export system enables efficient vessel unloading and loading.



hesinternational.eu/en/terminals/hes-humber

PD Ports Groveport is the UK market leader for handling long steel products. An inland complex on the River Trent with sea access via the Humber, the complex also handles a range of commodities including forest products and dry bulks.



pdports.co.uk/locations/groveport

Humberside Airport provides global passenger connectivity via the Amsterdam Schiphol hub. The airport's on-site freight terminal includes a temperature-controlled airside Perishables Hub and offers international air, road, and sea refrigerated freight services.



humbersideairport.com

The Humber Energy Estuary & Freeport

Humber Freeport is a global gateway for international trade and investment. For eligible investing businesses, Freeport sites have the potential to deliver valuable tax and customs benefits.



Able Humber Port (AHP): Tax Site

Eligible investing businesses at AHP will potentially benefit from stamp duty land tax relief, enhanced capital allowances, relief from employer's National Insurance contributions, and relief from business rates.

Customs Sites

The Freeport also includes a customs site at Grimsby, potentially offering a range of tariff benefits.

The Humber Energy Estuary & Freeport



- Lincolnshire
- Freeport Zone
- Tax Site
- Key Tax Site
- Estuary Economic Catchment
- Customs Site
- Port
- Airport



The South Lincolnshire Logistics Hub

The South Lincolnshire Logistics Hub is strategically located within the UK's leading food production area, enabling fast access to UK population centres and international markets.

The hub incorporates Spalding, a major UK centre for food logistics, and the Port of Boston, an important, growing agrifoods port that also serves wider industry sectors including manufacturing. The development of South Lincolnshire Food Enterprise Zone (FEZ) in nearby Holbeach is further enhancing the area's specialised agrifood logistics capabilities.

Key Assets and Capabilities

Spalding's food logistics hub is located at the heart of Lincolnshire's agrifood cluster. Leading companies providing specialised temperature-controlled storage and logistics include Americold, with 97,000 cubic metres of capacity,¹ and Culina Group, with 160,000 sq ft of warehousing.² Other specialist food logistics businesses located in the area include FreshLinc, Gist, Turners, and Matthews International, delivering full cold chain management services. A Border Control post enables the fast transfer of temperature-controlled foods from ports and additional product shelf life. Within the hub, sites including Clay Lake offer development land for expanding logistics businesses.

The Port of Boston handles 800,000 tonnes of freight annually. Serving UK destinations for containers, bulk foods, steel (for the UK automotive sector), and wood, it is an important feeder port for produce from the



ports of Rotterdam and Amsterdam. Assets include an active rail head, port-side warehousing (18,000 sq m) and co-operative grain silos (50,000 tonnes capacity). Growth plans include a dedicated Centre for Food and Fresh Produce Logistics.³

South Lincolnshire Food Enterprise Zone (FEZ), in Holbeach, is a new, strategic development projected to deliver 60,000 sq m of workspace for agrifood sector production, logistics and research activities.⁴

Key Benefits



A major UK agrifood logistics hub



Fast access to UK and international markets



Feeder port serving Rotterdam & Amsterdam



Large-scale temperature-controlled storage



Extensive on-port warehousing & open storage



Site solutions for expanding logistics businesses

Key Sectors Served



Agrifood



Manufacturing



Distribution

Source:
(1) americold.com
(2) fowlerwelch.co.uk
(3) victoriagroup.co.uk
(4) southlincolnshirefez.co.uk

Fast UK & Global Market Access

Lincolnshire is strategically located to enable fast, multimodal access to UK and international markets.



By Road

Lincolnshire's central Great Britain location (north-south) provides businesses with fast, congestion-free road access to UK markets, including:

- The UK motorway network and major population centres, via the A180/M180, M18, M62, A1, M1, and A46.
- Key Midlands distribution hubs (on the A1 and M1 corridors) within 1 ½ hours' HGV drive time.¹
- England's major conurbations¹ and more than 75% of UK consumers² within 4 ½ hours' HGV drive time (1 driver shift).
- **Airports:** East Midlands (EMA) in less than 1 ½ hours, East Midlands (EMA) in less than 1 ½ hours, and Birmingham (BHX) and Leeds-Bradford (LBA) in less than 2 hours.³



By Sea

The South Humber Ports (Immingham and Grimsby) provide direct services to European and international ports, including:

- Frequent lo-lo (container) and ro-ro services to Northern Europe, Scandinavia and the Baltic, including offshore renewables hub ports.
- Deep-sea feeder operations from Immingham to Rotterdam, providing businesses with fast, frequent services to global markets.⁴

The Port of Boston operates feeder services from the ports of Rotterdam and Amsterdam, and serves UK markets for containers and bulk foods.⁵



By Air

Humberside Airport (HUY) is located just 16 minutes' drive time (7 miles)⁶ from Immingham's port and logistics hub. Services for businesses include:

KLM & SkyTeam Partners: frequent 'hub-feeder' services to Amsterdam Schiphol (AMS) and onward connections to 800 global destinations.

Eastern Airways: frequent scheduled services to Aberdeen (ABZ), the UK energy industry hub.

North Sea wind farm helicopter services: Humberside is an important base for air transport helicopters serving North Sea wind farms.⁷

East Midlands (EMA) is home to the UK's largest dedicated air cargo operation, handling more than 440,000 tonnes of goods per year. As a hub for DHL, UPS, FedEx and Royal Mail, it is also the country's most important airport for express freight.⁸



By Rail

The ports of Immingham, Grimsby and Boston are all rail freight connected, enabling intermodal transport. Immingham's rail terminal handles more than 240 rail freight movements per week.⁴

Both Grimsby and Immingham ports offer W12-gauge access for 'high cube' containers.

25% of UK rail freight passes through Spalding (food logistics hub), providing connectivity to the Humber ports and bypassing the high speed East Coast Main Line.

For business travellers, the area offers fast connectivity to UK destinations including London – accessible from Lincoln in less than 2 hours.⁹

Rail system upgrades are currently in progress to further improve passenger and freight capacity and service speeds.

Lincolnshire's Location & Connectivity



Lincolnshire



Ports



Distribution
Hubs



Border
Control Post



Key Logistics
Site Locations

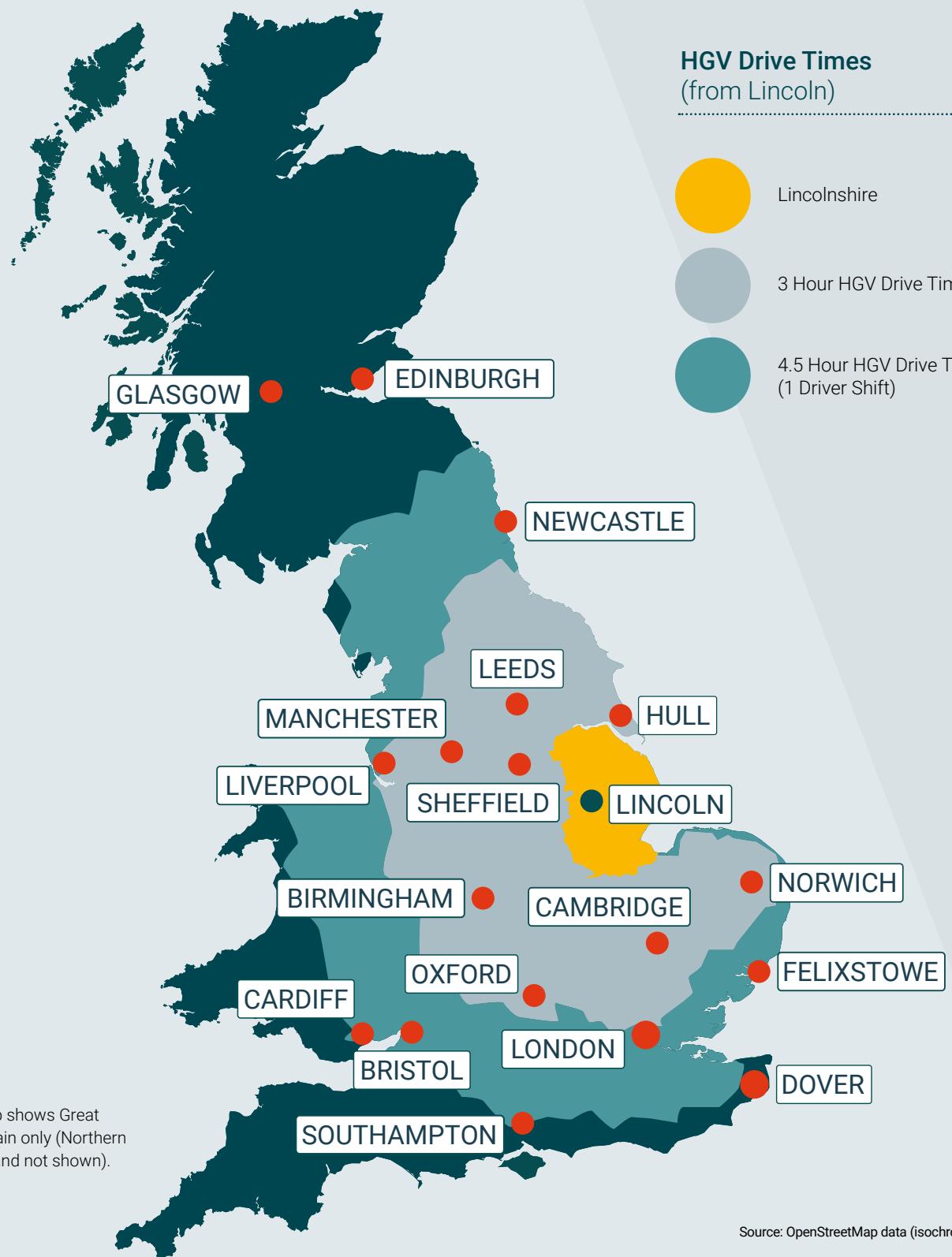


Airports



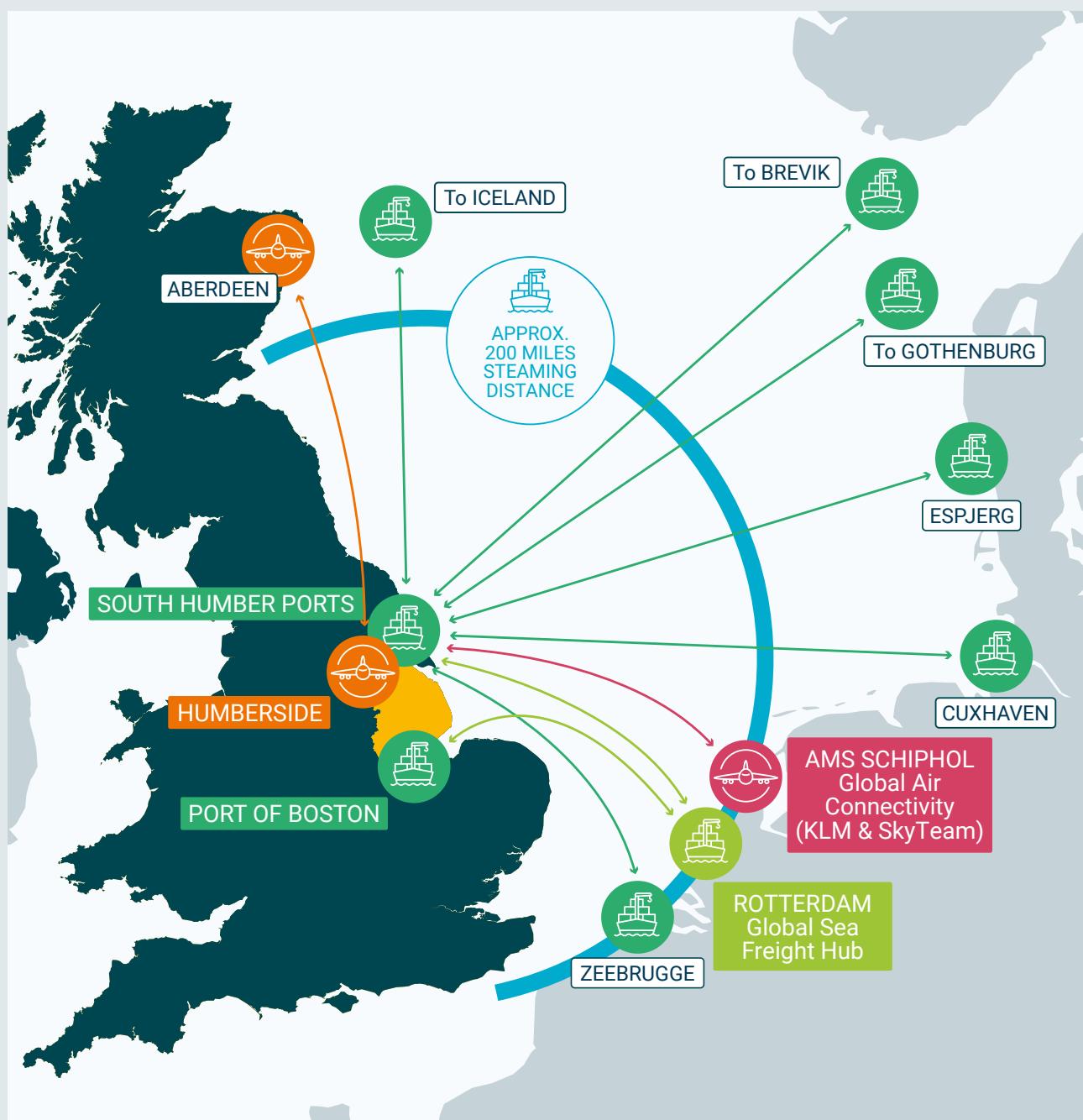
Cold Storage &
Distribution Hubs

UK Market Access



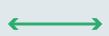
Lincolnshire's Location & Connectivity

Sea & Air Connectivity





Port



Short Sea
Service



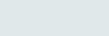
Airport



Scheduled
Air Service



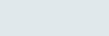
Hub Port



Deep Sea
Feeder Service



Hub Airport



Scheduled
Hub Feeder
Air Service

World-Class Logistics Sector Businesses

Lincolnshire is home to a highly developed, diverse and specialised base of logistics business and supporting service providers.

Companies in the sector include major port and cargo terminal operators, multimodal (road, rail, sea and air) freight forwarding and transport providers, sector-specialist logistics businesses, and innovators in advanced warehousing and supply chain technology solutions.

Business core competencies are closely aligned with the area's key industrial sectors and knowledge strengths, and include:

- Agrifood logistics and related technologies, including temperature-controlled storage and transport
- Specialised logistics for sectors including energy, offshore renewables, process industries, advanced manufacturing and automotive
- Robotics and automation for warehousing and distribution, based on the area's distinctive Industry 4.0 technology strengths
- Supply chain solutions including traceability technologies and more sustainable transit packaging

For investing businesses, the breadth of Lincolnshire's logistics sector capabilities ensures a deep pool of expertise and a wide range of specialised potential supply chain partners.





ABP

Operators: ports of Grimsby & Immingham

XPO Logistics

Logistics & distribution, including cold chain

DB Cargo UK

Rail freight logistics & supply chain services

DFDS

Shipping, storage & distribution, including cold chain



Carl bom Shipping

Ship & Port Agency Logistics

Exolum

Bulk liquid & gas storage terminals

Able Humber Port

Port facility & portcentric logistics development

Victoria Group

Operator: Port of Boston



Denby Transport

International logistics, warehousing & heavy haulage

Culina Group

Advanced temperature-controlled storage & distribution

FreshLinc

Advanced temperature-controlled storage & distribution

MagnaVale

Advanced temperature-controlled storage



PPS

Returnable Transit Packaging & services

Anglia Cargo International Ltd

Airport-based freight forwarding services

MMS Offshore Renewable Services

Offshore Wind O&M workboat operator

Orderwise

Warehouse automation including robotics

Advanced Logistics & Supply Chain Research & Technologies

Lincolnshire provides investing businesses with direct access to leading edge, multi-disciplinary logistics, supply chain, digitalisation and automation research and technologies.

Based on a unique nexus of advanced engineering, digital tech and industry sector knowledge, the University of Lincoln applies Industry 4.0 expertise – including AI, Big Data analytics, Robotics & Automation and Internet of Things – to key business challenges including more sustainable, intelligent transport and logistics, supply chain digitalisation, and more energy-efficient refrigeration. More than 90 industry-linked innovation projects have been supported since 2016.

The £2.8m Trusted Bytes project is helping to digitalise the UK's fresh produce supply chains. Novel technologies are being developed to prove food provenance, facilitate international border processes, govern trustworthy data exchange, provide seamless, real time 5G connectivity for supply chain participants, and drive productivity.

Grimsby Institute's Food Refrigeration and Process Engineering Research Centre (FRPERC) works with industry to deliver research and consultancy covering all aspects of food refrigeration, to expand knowledge and understanding of best practice.

The University of Hull Logistics Institute is a world-renowned centre for applied research in logistics and supply chain management, collaborating with industry to address real-world challenges including supply chain optimisation, digitalisation and decarbonisation.

For investing businesses, the area's research and technology strengths can help to deliver improved supply chain resilience, productivity, and sustainability.



Lincoln Centre for Autonomous Systems (L-CAS)

Research in Robotics & Autonomous Systems
– specialisms include intelligent transportation and logistics



Internet of Food Things
Network Plus

National Centre for Food Manufacturing (NCFM)

Robotics & Automation, Food Safety & Microbiology, advanced food processing technologies, food supply chain development

Marketing & Supply Chain Research Group

Research into food value chains (suppliers, customers & consumers) to build social & resource sustainability



lincoln.ac.uk

Refrigeration Research Centre

Applying Internet of Things (IoT) technologies to reduce energy use and carbon emissions from food refrigeration

Trusted Bytes Project

Industry, universities (including Lincoln) & government partnership to digitalise food supply chains

University of Hull Logistics Institute

Applied research in logistics and supply chain management



grimsby.ac.uk

Food Refrigeration & Process Engineering Research Centre

Collaborative research with industry into all aspects of food refrigeration (FRPERC, Grimsby Institute)

Logistics Sector Workforce, Education & Skills

Lincolnshire can provide logistics businesses with access to an available, high-quality workforce, across the skills spectrum.



- The area's university strengths, combined with established process and food industry expertise, mean that businesses can access technical workers with the engineering, digital, and high-tech skills required for warehouse process digitalisation, automation and maintenance.
- The area has 67,100 workers in 'Skilled Trades Occupations'¹ and 54,300 'Process, Plant and Machine Operative' workers.² In each of these key 'technical skills' classifications, the area has a higher percentage of workers than its major UK competitor locations, and the Great Britain average.³
- With logistics industry concentrations of up to 1.8 x the Great Britain average, the area provides businesses with access to a large, established sector workforce.⁴
- The area's highly developed port logistics clusters mean that large numbers of businesses, and their personnel, offer high levels of experience and expertise in international trade.
- Lincolnshire has 46,800 workers in 'Elementary Occupations', and a higher percentage of workers in this key warehousing classification than the national average.⁵

For investing logistics businesses, Lincolnshire's workforce advantages can enable fast recruitment and project delivery, business transformation, and improved productivity.

Sources: (1) SOC5 (ONS 2023); (2) SOC8 (ONS 2023); (3) Key LEP/Combined Authority areas for Ports & Logistics in the Midlands and North of England; (4) SIC52 Location Quotient for North East Lincolnshire (South Humber) (ONS 2022); (5) SOC9 (ONS 2023)

Lincolnshire's educational institutions are focused on meeting the specialised skills requirements of the area's logistics sector businesses.

Higher Education: The University of Lincoln

Recognised for excellence in industry engagement, the university delivers courses in logistics and supply chain management, engineering, and digital technologies, from foundation degree level through to masters and PhD, with an integrated digital skills curriculum. MSc level specialisations including Robotics and Automation support logistics sector innovation and process automation.



lincoln.ac.uk

Further & Higher Education Colleges

Lincolnshire's colleges work with businesses to deliver courses, qualifications and apprenticeships tailored to their needs, from Level 1 through to post-graduate studies. Course themes supporting the logistics sector include digital, engineering, driver training, motor vehicle maintenance, health & safety, and a broad range of business-related subjects.



grimsby.ac.uk



ucnl.ac.uk



lincolncollege.ac.uk



northlindsey.ac.uk



lincoln.ac.uk/home/holbeach

National Centre for Food Manufacturing (NCFM)

Linked to the Lincolnshire Institute of Technology, NCFM is the UK's largest provider of training and skills to the food processing industry. Specialisations including Food Supply Chain, and Automation and Robotics. Courses and qualifications range from day courses through to apprenticeships, degrees and PhDs. The College's new, £7 million Centre of Excellence is located at Holbeach Food Enterprise Zone.

boston:college

boston.ac.uk

The Centre for Food and Fresh Produce Logistics (Boston)

Through the Centre for Food and Fresh Produce Logistics, Boston College is working with the University of Lincoln's National Centre for Food Manufacturing to support businesses in the agrifood and associated supply chain sectors. Services including the delivery of training programmes to match the growth needs of programme businesses.

Transafe Training

Serving the South Humber, Transafe Training delivers a range of logistics, driver, and health & safety courses. Accredited logistics courses include CILT and Leadership and Management, focused on career development for logistics managers. Driver training

courses include LGV, HGV, ADR and LGV Driver Apprenticeships. Facilities include an LGV Simulator.



transafetraining.co.uk

Humber Maritime College

Based in Immingham, Humber Maritime College delivers maritime education, training and accredited courses including Engineering and Navigation cadetships, and MCA-approved HELM Operation and HELM Management. All the college's maritime courses are delivered by industry experienced trainers using in-house simulators to replicate real life scenarios.



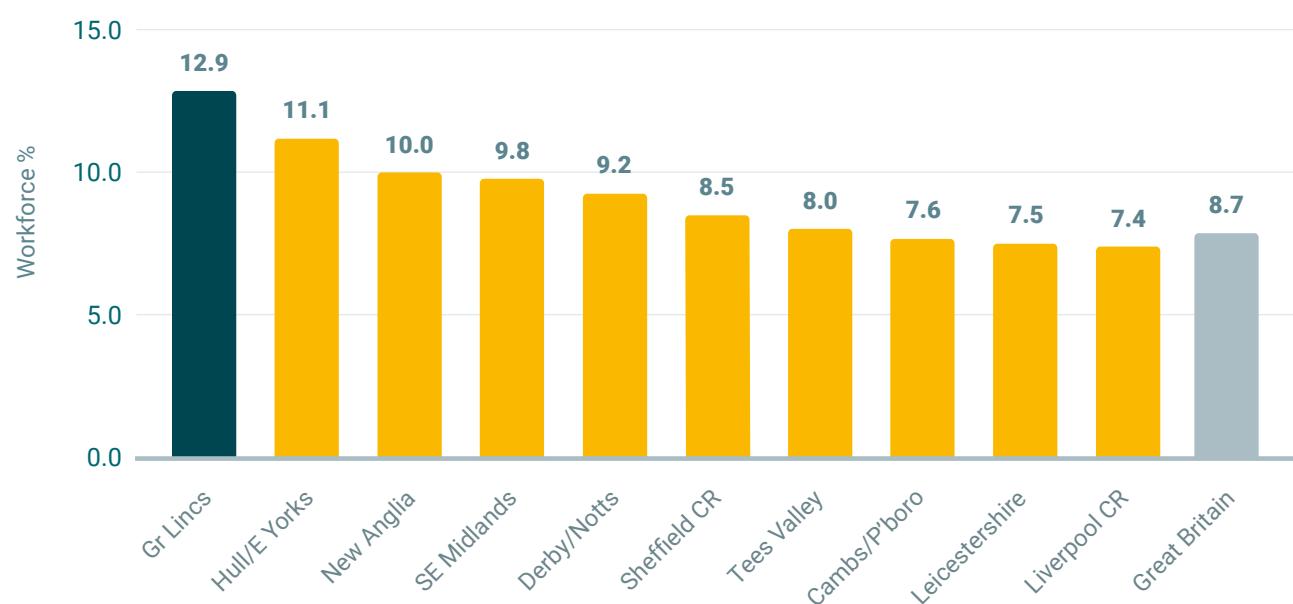
humbermaritimemcollege.ac.uk

Lincolnshire



Skilled Trades Workers (% of Total): Regional Comparison²

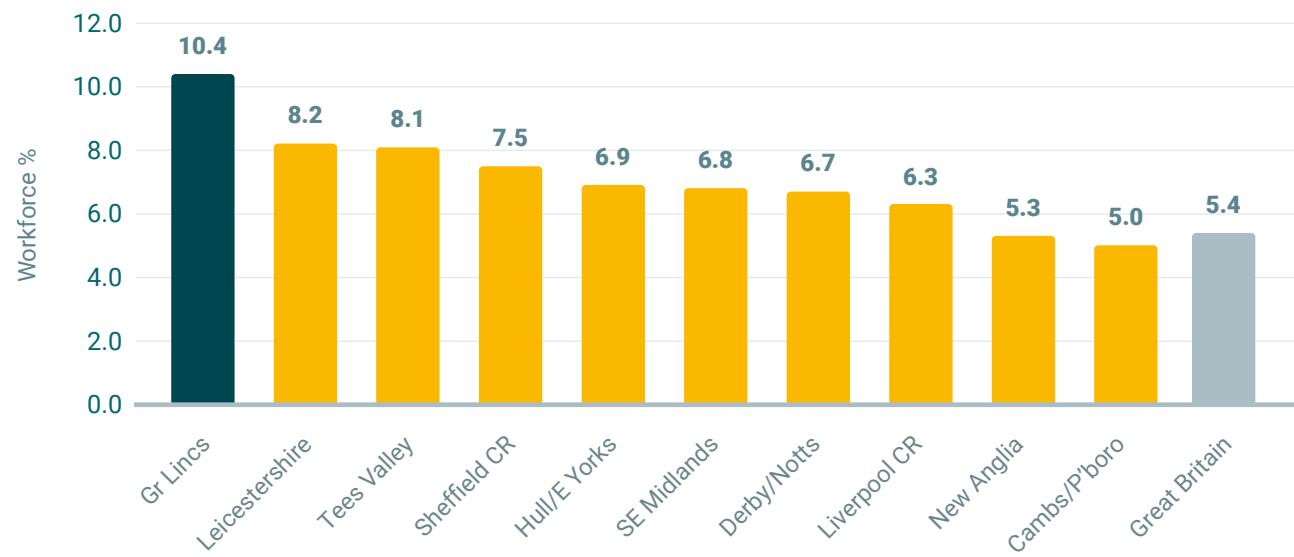
Greater Lincolnshire vs. Major Midlands & N England Ports, Logistics & Neighbouring LEP/Combined Authority Areas



Sources: (1) SIC52 Location Quotient for North East Lincolnshire (South Humber) (ONS 2022); (2) SOC5 (ONS 2023); (3) SOC8 (ONS 2023); (4) SOC9 (ONS 2023); (5) ONS ASHE 2023, Gross Avg. Weekly Pay

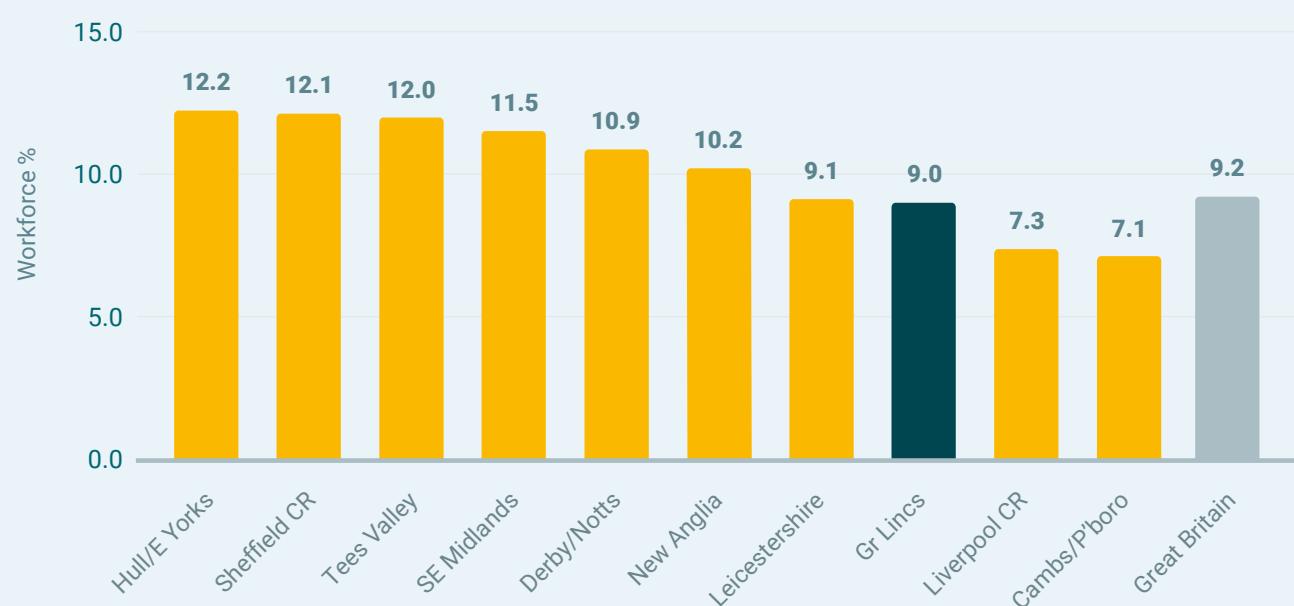
Process Plant & Machine Operatives (% of Total): Regional Comparison³

Greater Lincolnshire vs. Major Midlands & N England Ports, Logistics & Neighbouring LEP/Combined Authority Areas



Workers in Elementary Occupations (% of Total): Regional Comparison⁴

Greater Lincolnshire vs. Major Midlands & N England Ports, Logistics & Neighbouring LEP/Combined Authority Areas



Specialised Logistics Sector Sites & Properties

Lincolnshire offers a range of high-quality, cost-effective logistics and distribution sites and property solutions, in strategic locations that enable fast access to UK and international markets.

Major developments in the South Humber, Central Lincolnshire, and South Lincolnshire areas include:

South Humber

- **Able Energy Park (AEP):** 598 net operational acres of hinterland development to support a wide variety of portcentric logistics functions.

AEP is located adjacent to Able Humber Port (AHP). With a site area of 783 acres, AHP is potentially Europe's largest new port development, serving the expanding marine renewable energy sector.¹

- **South Humber Industrial Investment Programme (SHIIP):** 189 ha of developable industrial and logistics land across 6 sites, including Pioneer Business Park (64ha), adjacent to Immingham and Grimsby ports.²

- **Humberside Airport Business Park:** warehouse, office and hangar development plots, both land and air side, for units up to 128,005 sq ft.³

Central Lincolnshire

- **St Modwen Park (Lincoln)** offers potentially available leasehold units and available build-to-suit options.⁴
- **Teal Park (Lincoln):** a 35.5 ha site offering design & build leasehold units.⁵
- **Sleaford Moor Enterprise Park:** a 37 acre site offering 485,000 sq ft of flexible warehouse units.⁶

South Lincolnshire

- **Clay Lake,** Spalding, has planning consent for a 31.5 ha business park, within the area's Logistics Hub and close to South Lincolnshire FEZ, for uses including food logistics and distribution.⁷

Food Enterprise Zones (FEZs): located in Grimsby (Europarc), Hemswell Cliff (Central Lincolnshire), and Holbeach (South Lincolnshire), the area's 3 FEZs offer large-scale development sites, diverse property solutions and co-location opportunities for food logistics and manufacturing businesses.

Property Cost Savings⁸

- 15%

vs. Northampton

- 11%

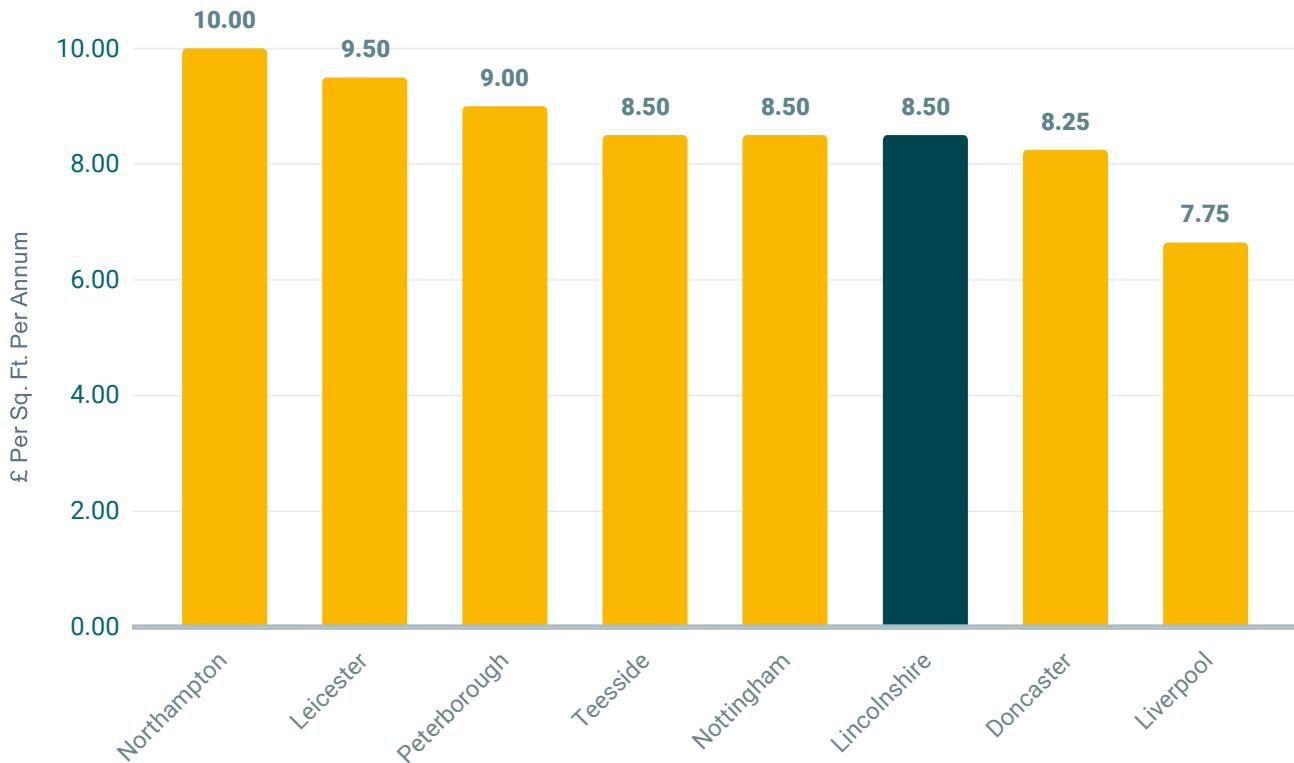
vs. Leicester

- 6%

vs. Peterborough

Prime Industrial Rents: £ Per Sq. Ft. Per Annum

Comparison of Key UK Port & Logistics Locations⁸



Support for Your Logistics Sector Business Investment

**Contact us to find out
how we can support your
business relocation or
expansion project.**

Support for Investors from the Lincolnshire Partnership

Working together, Invest Lincolnshire and our partner organisations, including local authorities, education providers and businesses, provide dedicated support to ensure a 'soft landing' for companies investing in Lincolnshire.

Our services to business include:

- Support in finding the right site or property
- Planning application support and guidance
- Location, economic and market intelligence
- Access to workforce recruitment, education and training solutions
- Access to sector specialists
- Access to sector-specific support programmes
- Access to local supply chains and business networks
- Access to funding for business investment

Contact Us

The Inward Investment Team
e: investment@lincolnshire.gov.uk

Address:

Invest Lincolnshire
Lincolnshire County Council
Lancaster House
36 Orchard Street
Lincoln, LN1 1XX





North Lincolnshire Council



served by One Team

