

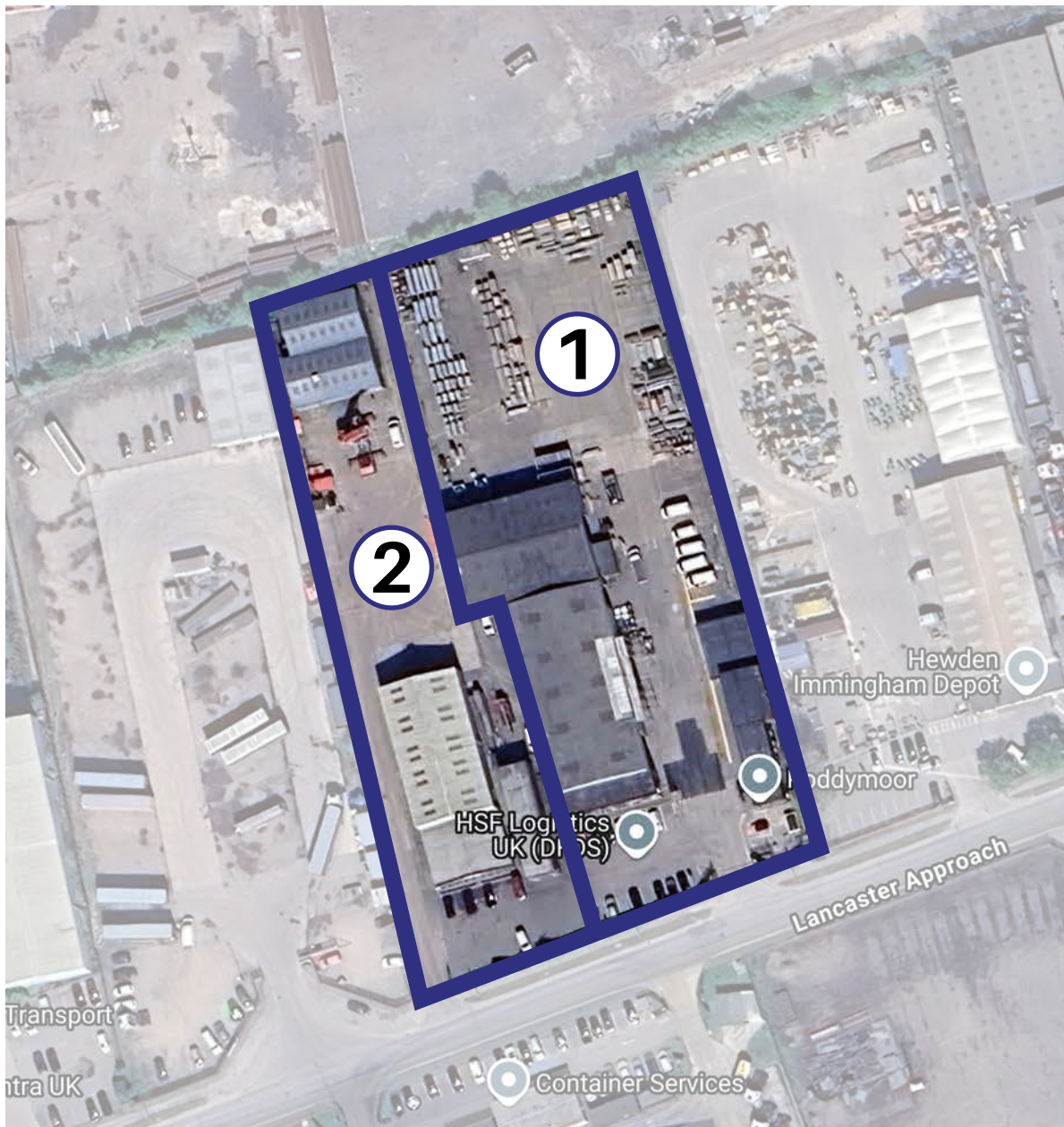
INDUSTRIAL INVESTMENT FOR SALE

Lancaster Approach, North Killingholme
Immingham, DN40 3JZ

Scotts

01472 267000

www.scotts-property.co.uk



**Workshop 1 & Workshop 2, Lancaster Approach,
North Killingholme, Immingham, DN40 3JZ**

Prime industrial location approximately 4 miles from
Immingham Town Centre and Immingham Docks

Combined site area of 2.81 acres with approximately
21,640 sq ft of office and warehouse accommodation

62% of income secured to Altrad Integrity Services
Limited, a subsidiary of the Altrad Group

Passing rent of £145,000 per annum, increasing to
£155,000 in February 2026

Guide Price: £2,000,000
reflecting a net initial yield of 6.85%
and a reversionary yield of 7.75%

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Workshop 1 - Altrad Integrity Services Limited

Total **1,883.44 sq m (20,723 sq ft)**

Workshop	413.33 sq m	(4,449 sq ft)
Ancillary Offices	164.30 sq m	(1,769 sq ft)
Detached Offices	233.92 sq m	(2,518 sq ft)
Warehouse (to rear)	314.43 sq m	(3,384 sq ft)
Mezzanine	69.80 sq m	(751 sq ft)

LOCATION what3words: [strides.hawks.officer](#)

North Killingholme is a well-established industrial hub home to key assets including Lindsey Oil Refinery, Killingholme B Power Station, and North Killingholme Haven - a deep-water roll-on/roll-off terminal handling container traffic.

DESCRIPTION

Comprising two interconnected industrial units with two-storey ancillary offices to the front, providing comprehensive office and staff facilities.

Mezzanine storage is included within the warehouse. The property benefits from a minimum eaves height of 5 metres and multiple roller shutter doors.

A separate two-storey brick-built office building, with a recently refurbished flat roof, is located on the eastern boundary offering flexible open-plan office accommodation and staff facilities.

The workshop sits within a site extending to approximately 1.76 acres (0.71 hectares), providing a substantial yard and dedicated car parking.

Comprises a detached workshop with single-storey offices to the front. The workshop includes an overhead crane and benefits from a minimum eaves height of 5.5 metres. The offices provide a reception area, separate offices and staff facilities. A mezzanine storage area is also incorporated within the workshop.

To the rear is a detached steel-framed warehouse with profiled metal cladding, providing additional storage accommodation. Additional office space is provided in a two-storey brick-built office building with a flat roof, adjacent to the main warehouse and linked to the single-storey offices at the front.

The workshop is located within a generous concrete yard with car parking to the front relative to the building footprint and extending to approximately 1.05 acres (0.43 hectares).

Offices: **Hull** 66 - 68 Humber Street, HU1 1TU **Scunthorpe** Sovereign House, Arkwright Way, DN16 1AL **Grimsby** 12 Town Hall Street, DN31 1HN

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TENANCY SCHEDULE

Unit	Tenant	Lease Start	Lease Expiry	Break Option	Rent (pa)	Rent Review / Uplift Term
Workshop 1	Altrad Integrity Services Ltd	01 Sep 2023	31 Aug 2028	Tenant break on 01 Sep 2026	£90,000	N/A
Workshop 2	BJW Cranes Ltd	10 Feb 2024	09 Jan 2029	Not Applicable	£55,000	Fixed uplift to £65,000 on 10 Feb 2026

TENANT PROFILES

BJW Cranes Limited

Founded in October 2012, BJW Cranes Ltd is a UK-based crane hire company specialising in mobile crane services and contract lifting solutions. The company operates a fleet ranging from 25 to 800 tonnes, including heavy-duty mobile and tower cranes, with seven strategically located depots across the UK, including Manchester, Teesside, and Newcastle.

Altrad Integrity Services Limited

As a recently established subsidiary of the Altrad Group, incorporated in February 2025 following the acquisition of Stork Technical Services UK Limited. The company specialises in asset integrity management for the oil, gas, and energy sectors, enhancing Altrad’s offshore and onshore UK service capabilities, particularly in the North Sea. The company holds a Creditsafe risk score of 77 and a contract limit of £42 million.

Historical Financial Information for Stork Technical Services UK Limited:

Year	Turnover (£)	Growth %	Pre-Tax Profit (£)	Growth %	Shareholder’s Funds (£)	Growth %	Employees
2023	208,912,000	32.5%	7,187,000	39.9%	54,798,000	12.1%	1,850
2022	157,716,000	12.1%	5,136,000	33.2%	48,899,000	33.4%	1,634
2021	140,676,000	-	3,855,000	-	36,656,000	-	1,334

Altrad Group, headquartered in France, is a global leader in industrial services employing approximately 65,000 people worldwide, providing high-value solutions primarily to the oil, gas, energy, power generation, process, environment and construction sectors.

DISPOSAL TERMS

The freehold interest is offered for sale subject to existing leases at a guide price of £2,000,000, reflecting a net initial yield of 6.85% (assuming purchaser’s costs of 5.8%) and a reversionary yield of 7.75%. Consideration may be given to selling the property in two separate parcels.

FURTHER INFORMATION AND TO VIEW

Contact Ed Chisholm ed@scottss-property.co.uk



Workshop 1



Workshop 2



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