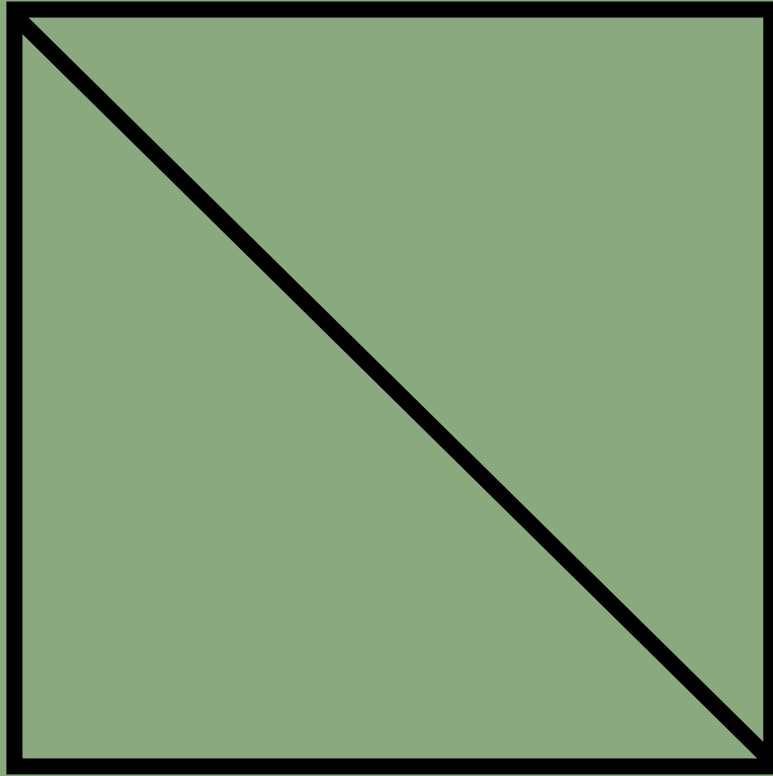




Building 1 is a brand-new purpose-built property arranged over four floors to the highest standards of modern construction.

Each floor faces the waterside with balconies at each level and far-reaching views out to the North Sea. The spaces are linked to the adjacent multi storey car park with the benefit of assigned parking bays and vehicle charging points.

Access to the public spaces on Henderson's Jetty provide high-quality covered facilities with pop-up food markets and events.

Waterside access to Fish Dock 2 provides research and development opportunities for technologies in the green maritime and renewables sector.

Access to the public spaces on Henderson's Jetty provide high quality covered facilities for pop-up food markets and events.

The 3MW floating solar farm in the Fish Dock is fitted with an array of sensors which can be connected into for related engineering & environmental research. The direct benefit of the solar array is a fixed price for energy and heating for all occupiers of the property.

Facilities

- Large floorplates
- Informal & formal meeting spaces
- Gantry terraces at first floor level
- Boardroom facilities
- Gym & Wellness onsite
- Secure cycle storage
- Allocated secure car parking
- Free Car Charging facilities
- Fixed energy costs for 25 years
- Access to Ponti's Kitchen Restaurant
- Waterside access
- Close proximity to Hotel Facilities
- Direct access to Ice Factory Exhibition & Conference Centre
- Onsite 24 hr security



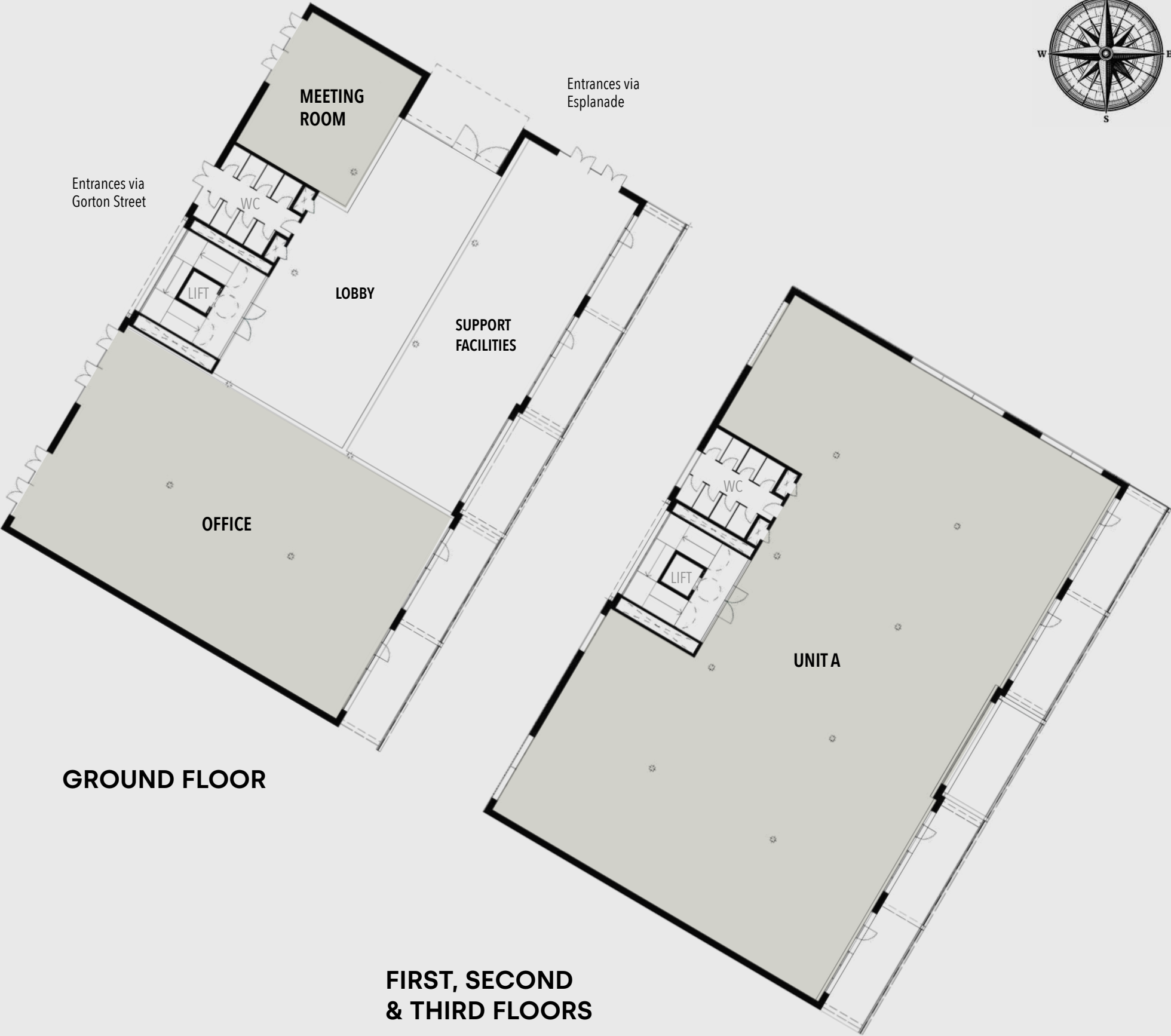
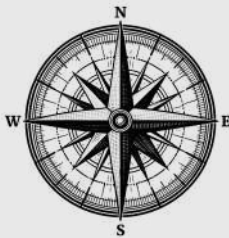
BUILDING 1

ONE GORTON STREET

CONFIGURATION - SINGLE TENANCY

UNIT NAME	m ²	ft ²
GROUND FLOOR	807 m ²	8,686 ft ²
FIRST FLOOR	840 m ²	9,042 ft ²
SECOND FLOOR	840 m ²	9,042 ft ²
THIRD FLOOR	840 m ²	9,042 ft ²

Above dimensions are per unit, per floor
Units are based on 3 storey configurations.



Whilst these plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. Due to the nature of the construction process it is not possible to give more than a general impression of the floor plans and configurations. Always refer to your sales representative for more information.

CONFIGURATION - MULTI TENANCY

GROUND FLOOR

UNIT NAME	m²	ft²
MEETING ROOM	79 m²	850 ft²
OFFICE	361 m²	3,885 ft²

FIRST FLOOR

UNIT NAME	m²	ft²
UNIT A	274 m²	2,949 ft²
UNIT B	172 m²	1,851 ft²
UNIT C	361 m²	3,885 ft²

SECOND FLOOR

UNIT NAME	m²	ft²
UNIT A	274 m²	2,949 ft²
UNIT B	172 m²	1,851 ft²
UNIT C	361 m²	3,885 ft²

THIRD FLOOR

UNIT NAME	m²	ft²
UNIT A	274 m²	2,949 ft²
UNIT B	172 m²	1,851 ft²
UNIT C	361 m²	3,885 ft²

Above dimensions are per unit, per floor
Units are based on 2 storey configurations.

Whilst these plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. Due to the nature of the construction process it is not possible to give more than a general impression of the floor plans and configurations. Always refer to your sales representative for more information.



DOCKS HOTEL

GORTON STREET

161 - Bedroom Hotel

- NetZero accommodation for researchers, industrial professionals, and conference attendees

ICE FACTORY NORTH

STUART WORTLEY ST.

Offshore Wind and Martime R&D Hub

- Facilities for advancing wind turbine technology, maintenance innovation, and green shipping solutions
- Spaces from 1,000 ft² to 17,000 ft²

ICE FACTORY SOUTH

GORTON STREET

Exhibition and Conference Centre

- Over 13,000 ft² of state-of-the-art facilities for exhibitions, trade shows, and conferences
- Flexible spaces for workshops, panel discussions, and product showcases
- Docks Café

HENDERSONS JETTY

GORTON STREET

Commercial Units

- Office units
- Flexible spaces from 1,000 ft² to 8,500 ft²

PONTI'S KITCHEN

GORTON STREET

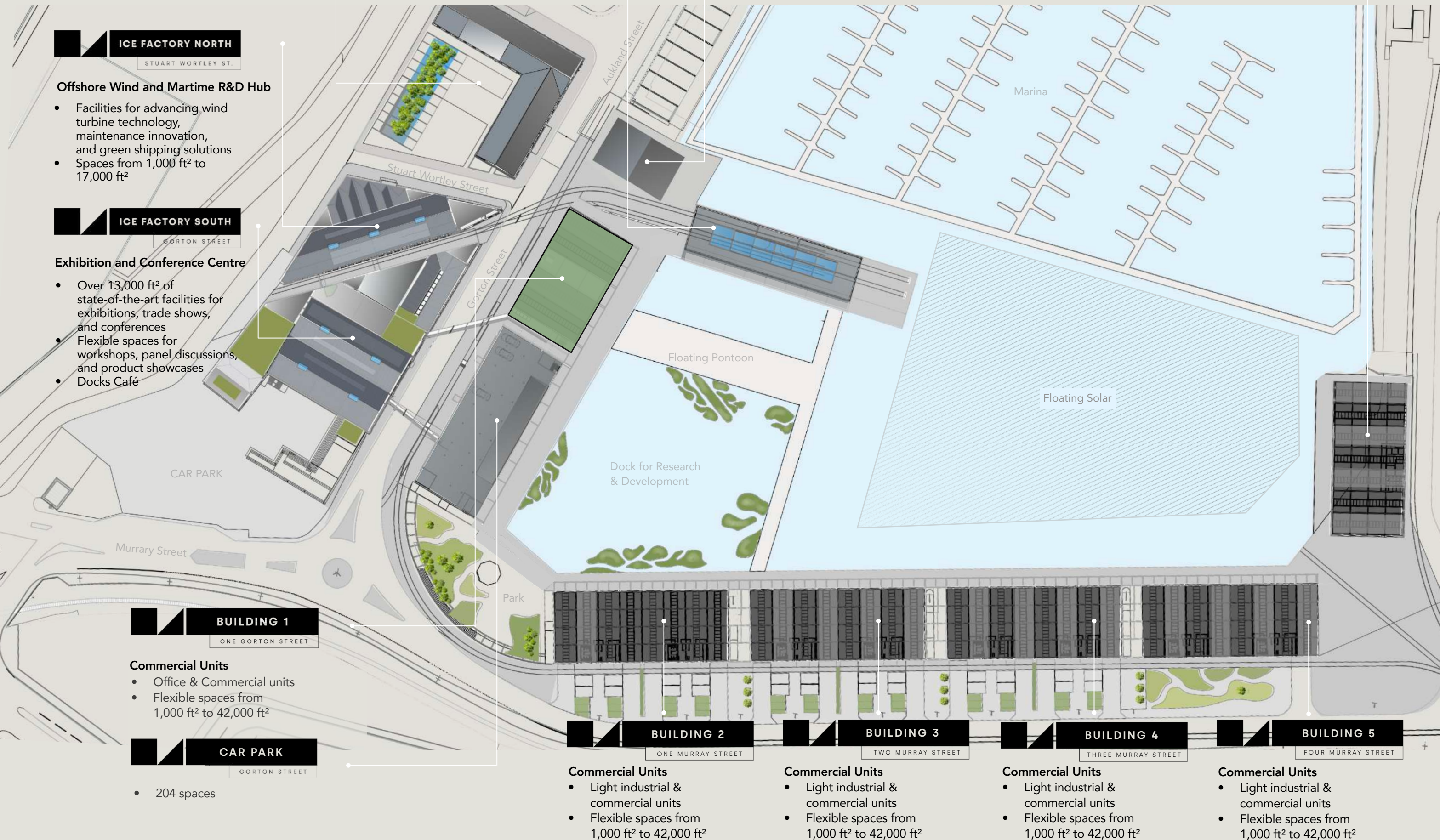
- Italian Restaurant
- Café
- Apart-hotel

BUILDING 6

FIVE MURRAY STREET

Commercial Units

- Light industrial & commercial units
- Flexible spaces from 1,000 ft² to 37,000 ft²



BUILDING 1

ONE GORTON STREET

Commercial Units

- Office & Commercial units
- Flexible spaces from 1,000 ft² to 42,000 ft²

CAR PARK

GORTON STREET

- 204 spaces

BUILDING 2

ONE MURRAY STREET

Commercial Units

- Light industrial & commercial units
- Flexible spaces from 1,000 ft² to 42,000 ft²

BUILDING 3

TWO MURRAY STREET

Commercial Units

- Light industrial & commercial units
- Flexible spaces from 1,000 ft² to 42,000 ft²

BUILDING 4

THREE MURRAY STREET

Commercial Units

- Light industrial & commercial units
- Flexible spaces from 1,000 ft² to 42,000 ft²

BUILDING 5

FOUR MURRAY STREET

Commercial Units

- Light industrial & commercial units
- Flexible spaces from 1,000 ft² to 42,000 ft²



1



2



3



4

The Ice Factory

- 1 - View of Building One & Two from the Marina
- 2 - Hendersons Jetty and Building One, View Over Fish Docks
- 3 - Building One, Hotel and Ice Factory North
- 4 - Building One & Ice Factory South, Gorton Street

Computer Generated Images

The Ice Factory: The UK Centre for Offshore Wind, Green Maritime and Renewables



THE ICE FACTORY

GRIMSBY

Carter Jonas

Matt Lee

Matt.Lee@carterjonas.co.uk

T: +44 (0) 161 768 6305

M: +44 (0) 7815 469115

Marissa Allott

Marissa.Allott@carterjonas.co.uk

T: +44 (0) 113 426 9869

M: +44 (0) 7890 300109



William Downing

wdowning@pygott-crone.com

T: +44 (0) 330 128 0939

M: +44 (0) 7736 167615

Bunty Blanshard

bblanshard@pygott-crone.com

T: +44 (0) 330 128 0939

M: +44 (0) 7795 358878

