



HENDERSONS JETTY

GORTON STREET

Hendersons Jetty is an iconic architectural office building featuring panoramic views across the Port of Grimsby.

Large spaces front directly onto the waterside with amenity balconies at each level. The property benefits from assigned parking bays and vehicle charging points in the nearby multi-storey car park.

The property is suitable for a range of users and can be fitted out to meet occupiers' requirements.

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

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

- Flexible floorplates
- Informal & formal meeting spaces
- 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
- Access to Ice Factory Exhibition & Conference Centre
- Onsite 24 hr security



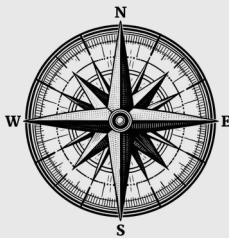
HENDERSONS JETTY

GORTON STREET

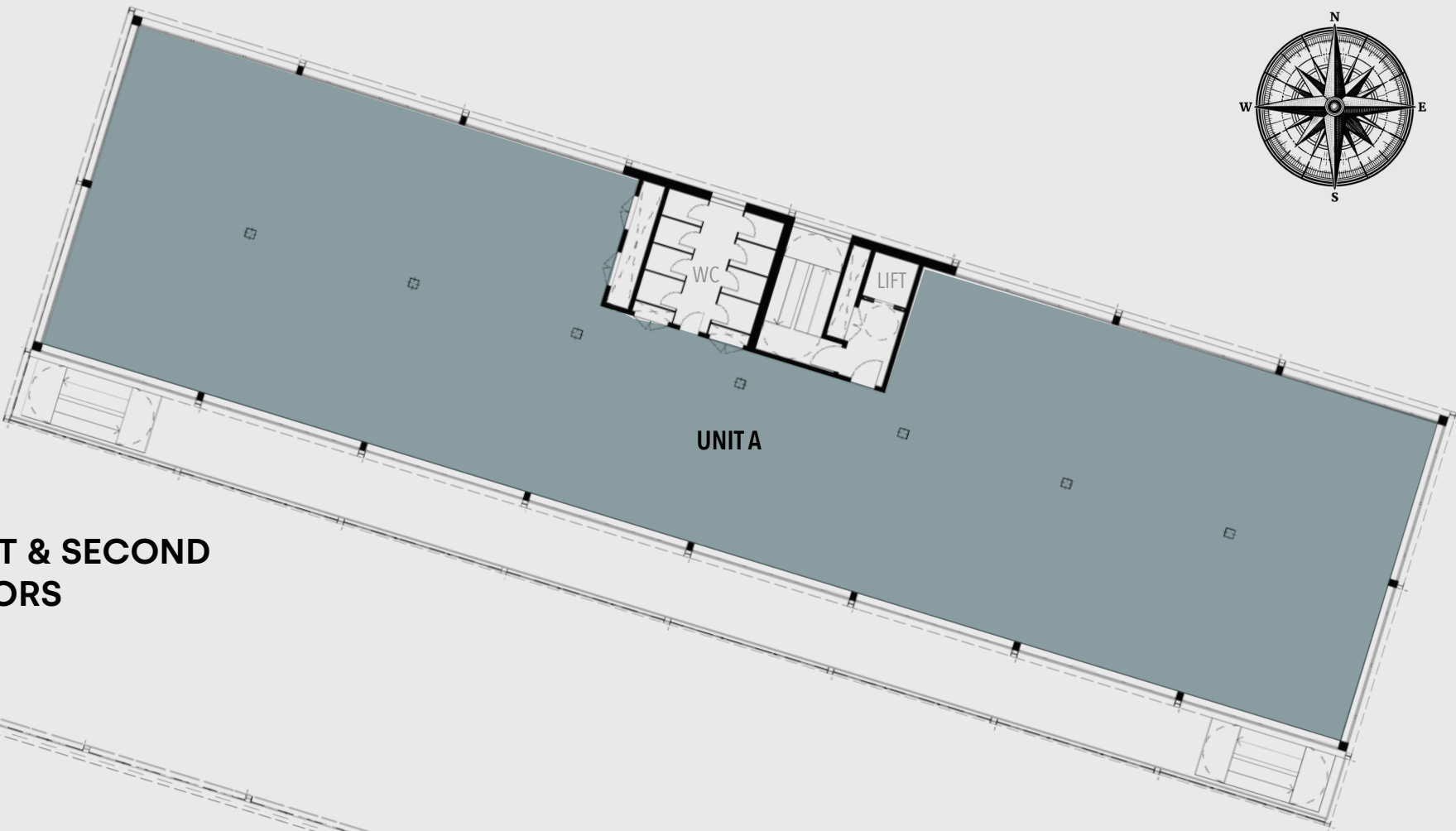
CONFIGURATION - SINGLE TENANCY

UNIT NAME	m ²	ft ²
FIRST FLOOR	794 m ²	8,547 ft ²
SECOND FLOOR	794 m ²	8,547 ft ²

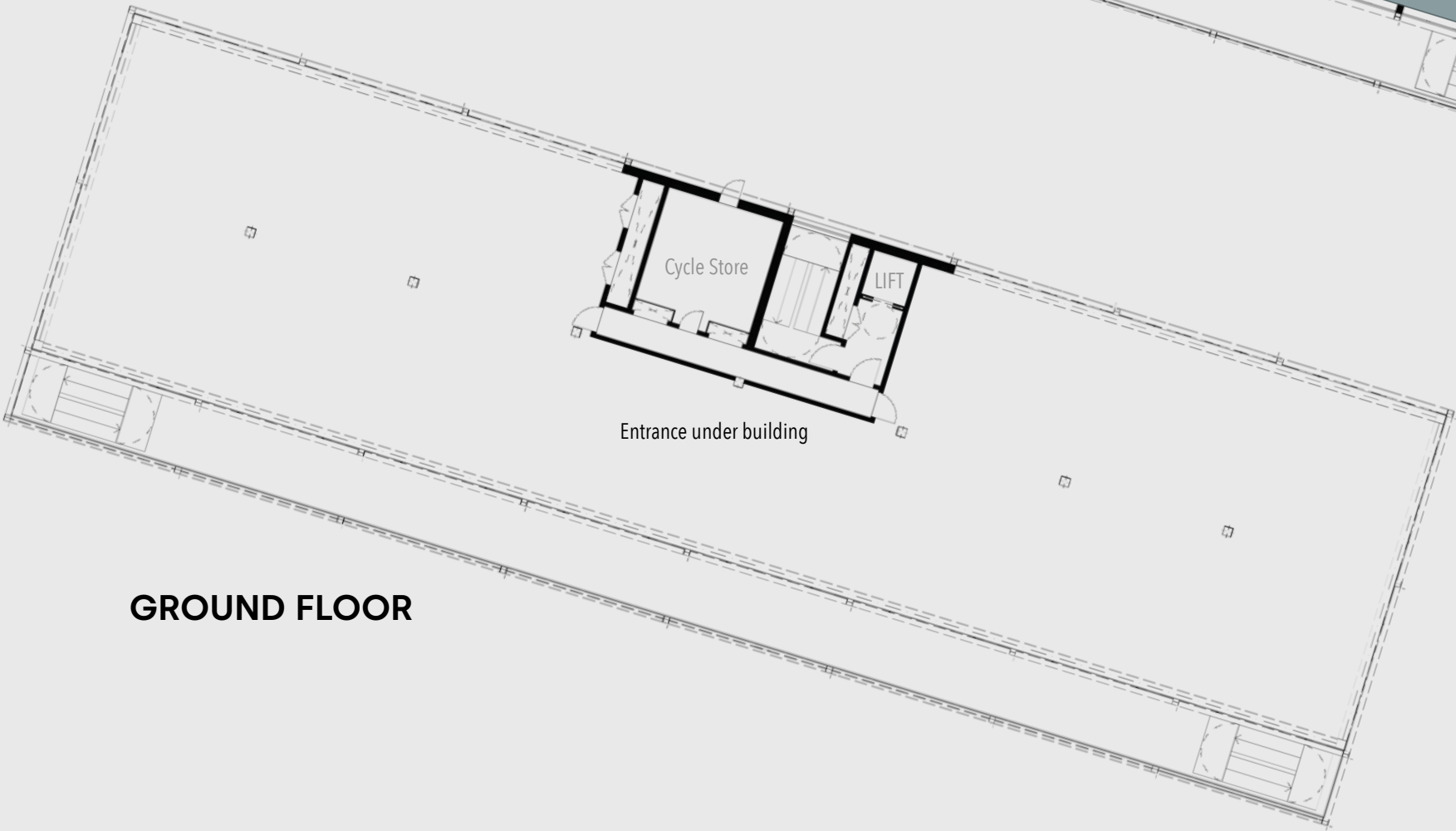
Above dimensions are per unit, per floor
Units are based on 3 storey configurations.



FIRST & SECOND FLOORS



GROUND FLOOR



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

FIRST FLOOR

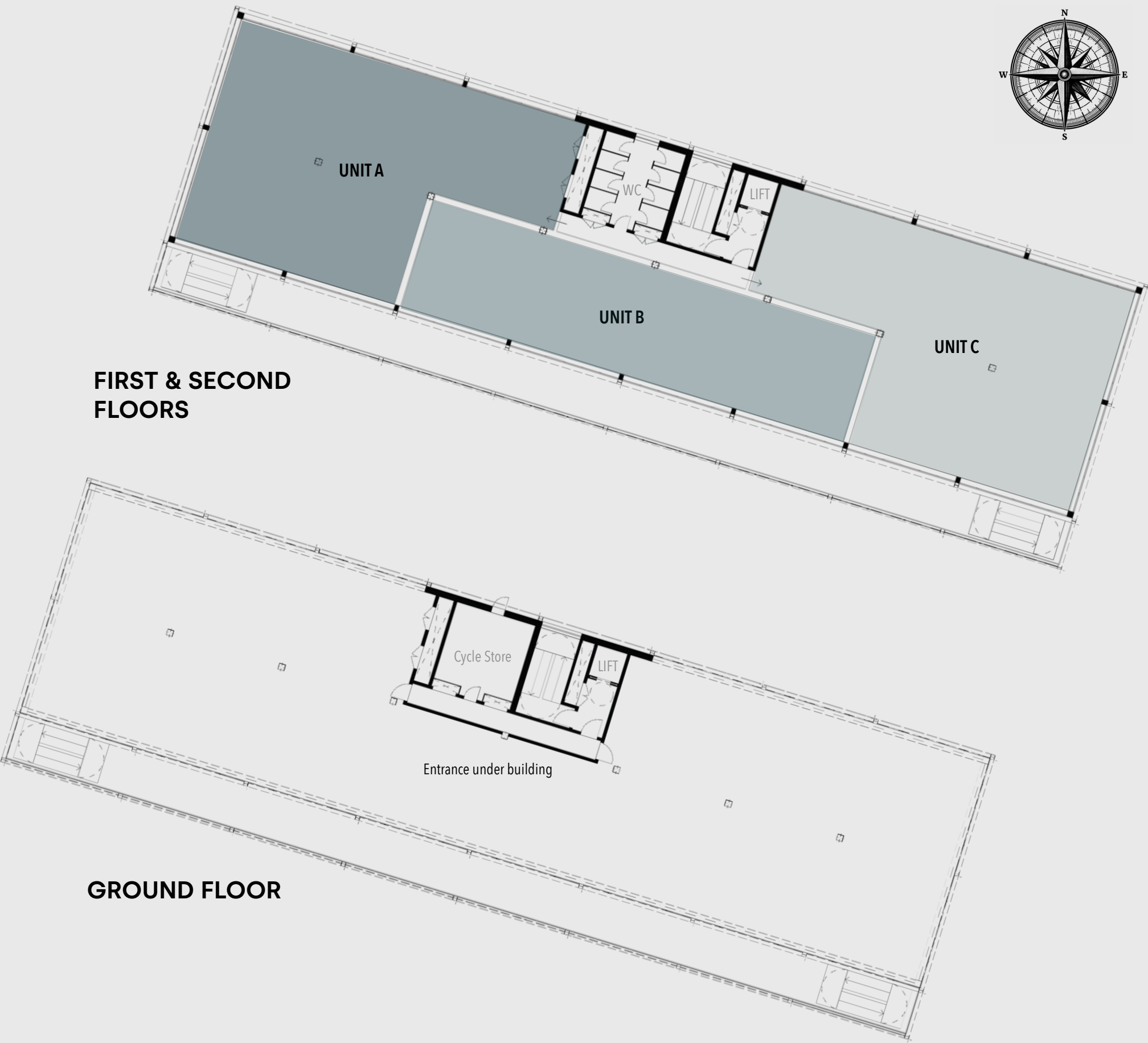
UNIT NAME	m²	ft²
UNIT A	272 m²	2,927 ft²
UNIT B	210 m²	2,260 ft²
UNIT C	277 m²	2,981 ft²

SECOND FLOOR

UNIT NAME	m²	ft²
UNIT A	272 m²	2,927 ft²
UNIT B	210 m²	2,260 ft²
UNIT C	277 m²	2,981 ft²

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

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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 Maritime 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

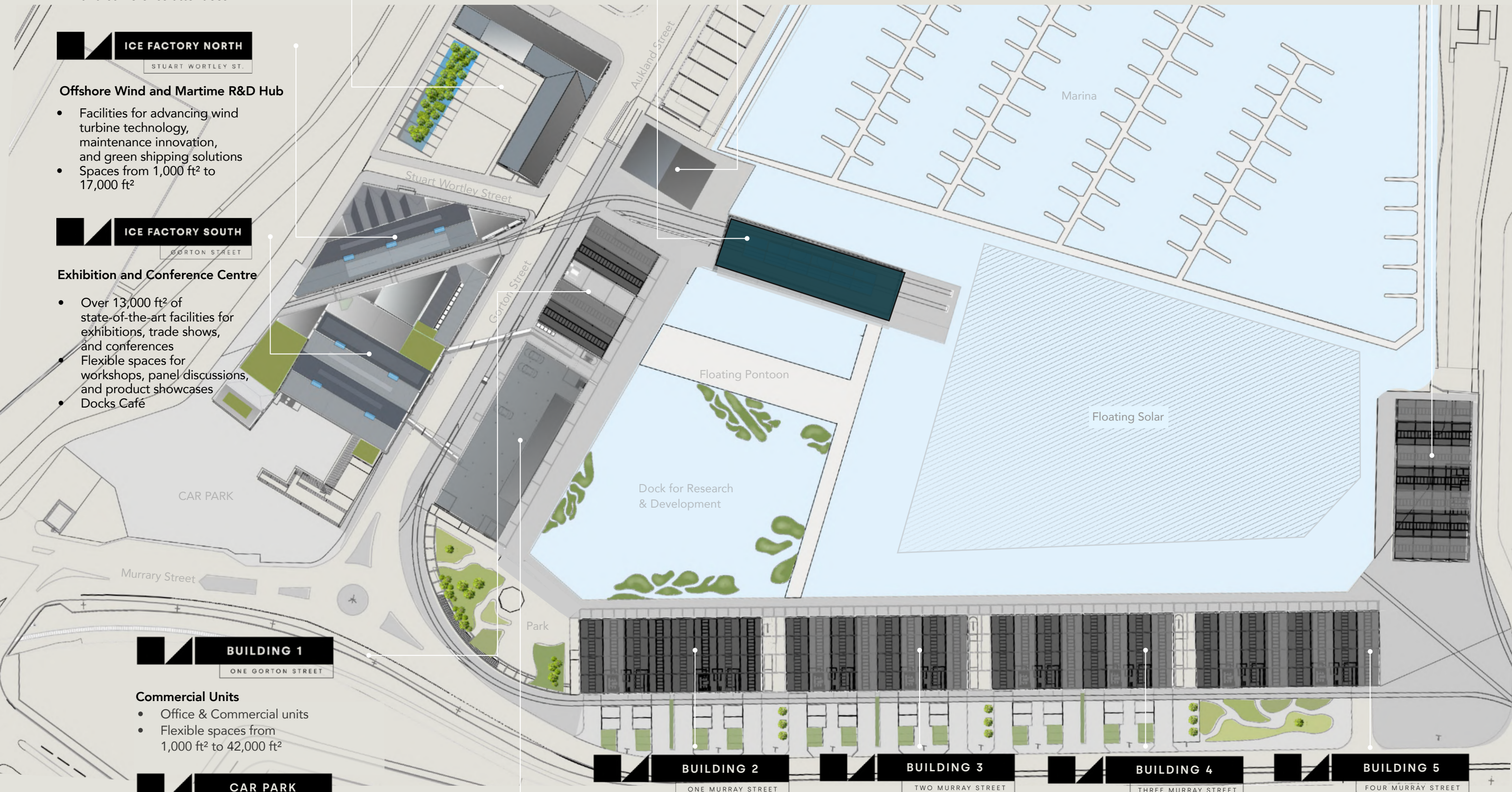
- Light industrial & commercial units
- Flexible spaces from 1,000 ft² to 42,000 ft²

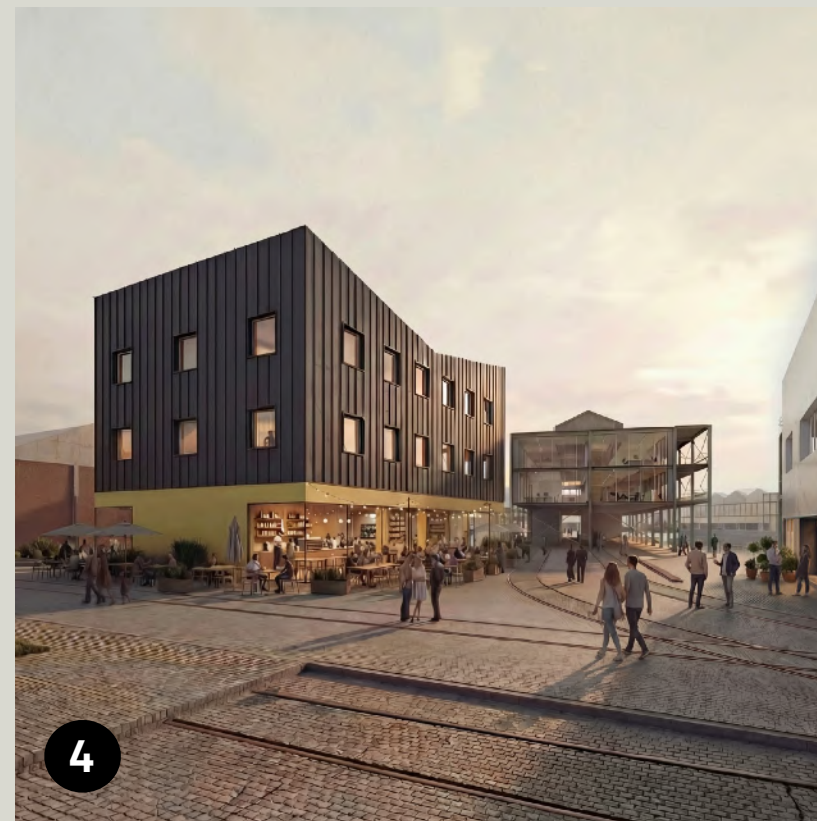
BUILDING 5

FOUR MURRAY STREET

Commercial Units

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





The Ice Factory

- 1 - View of Henderson's Jetty & Building One from the Marina
- 2 - View of Henderson's Jetty & Building One from the Marina
- 3 - View of Henderson's Jetty & Building One from the Esplanade
- 4 - View of Ponty's Kitchen & Hendersons Jetty

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



THE ICE FACTORY

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THE ICE FACTORY

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