

FORGE-POINT.CO.UK



FORGE POINT

EMPLOYMENT PARK
J3, M180, NORTH LINCOLNSHIRE

TO LET / FOR SALE
MIXED-USE - OFFICE, MANUFACTURING,
COMMERCIAL & HOTEL OPPORTUNITIES
DESIGN & BUILD / PLOT SALES



INTRODUCING FORGE POINT

Forge Point is an exciting new 77 acre (31 hectare) employment development brought forward by Hargreaves Land in Scunthorpe, North Lincolnshire. Strategically located with excellent road access to the M18 motorway via the M181 and M180, the site is allocated for a strategic mixed-use area and presents a rare opportunity for businesses looking to establish a presence in a well-connected location.

The scheme offers a range of options, including freehold and leasehold design and build opportunities, giving occupiers the flexibility to create bespoke solutions that meet their specific operational needs. Land/plot sales are also being offered to the market, presenting an opportunity for investors, developers, and owner occupiers.

Forge Point has been conceived with adaptability at its core to be the premier business location in North Lincolnshire. Whether it's high-specification space for manufacturing, office, research and development, or other commercial uses, the development has the potential to accommodate a wide range of occupier requirements. From larger buildings to smaller flexible units, the site can support a variety of formats and configurations, including related logistics uses where appropriate.

All development at Forge Point will adhere to stringent construction and sustainability standards, ensuring the delivery of high-quality, future-proof spaces that meet modern expectations. Buildings can be delivered to achieve BREEAM 'Excellent' and EPC 'A' ratings, supporting occupiers' sustainability goals.

Forming part of Lincolnshire Lakes, Forge Point will benefit from immediate access to a new community of over 6,000 homes, alongside a range of retail and leisure offerings.

With its strategic location and flexible delivery options, Forge Point offers an exciting opportunity for a wide range of businesses seeking a high-performance facility that can grow and adapt with them.



DESIGN & BUILD OPPORTUNITIES



INDIVIDUAL PLOT SALES AVAILABLE



STRATEGIC LOCATION

DESIGN & BUILD OPPORTUNITIES

CAPACITY FOR 959,300 SQ FT

TAILORED TO YOUR OPERATIONAL NEEDS

With a design and build approach, occupiers have the opportunity to shape the layout, size, and specification of their unit from the ground up. Whether it's enhanced power supply, specific production flows, specialist loading bays, or bespoke office and welfare facilities, the unit can be configured to suit your exact processes and efficiency goals.

Our illustrative plans show how the site can accommodate a range of both small and large units.

FASTER OCCUPATION WITH LESS RISK

The developer manages the entire process, from planning and design through to construction, streamlining delivery and reducing coordination headaches. This means occupiers benefit from a quicker route to occupation, with fewer unknowns and a single point of accountability throughout the build.

FUTURE-PROOFING AND FLEXIBILITY BUILT IN

By being involved early in the design process, occupiers can future-proof their space, factoring in growth, automation, sustainability targets, and evolving industry standards. The result is a facility that not only meets today's needs, but can adapt to tomorrow's challenges without costly retrofits.



TOTAL GROSS SITE
AREA 77 ACRES
(31 HECTARES)



TAILORED
BUILD



FASTER
OCCUPATION



FUTURE-PROOFED

BREEAM

BREEAM
EXCELLENT

SITE PLAN

TOTAL UNIT CAPACITY: 959,300 SQ FT (89,119 SQ M)

TOTAL GROSS SITE AREA: 77 ACRES (31 HECTARES)

UNIT AREA SCHEDULE

UNIT	SQ FT	SQ M
1A	18,500	1,718
1B	18,500	1,718
1C	40,500	3,762
2A	20,100	1,870
2B	20,100	1,870
3A	25,200	2,337
3B	25,200	2,337
4	42,600	3,960
5	42,600	3,960
6A	60,400	5,610
6B	46,200	4,290
7A	35,500	3,300
7B	35,500	3,300
8A	40,700	3,784
8B	45,500	4,224
9	150,100	13,948
10A	50,100	4,655
10B	61,000	5,667
11	85,400	7,937
12A	30,100	2,794
12B	17,000	1,575
12C	15,000	1,397
13A	5,300	495
13B	5,300	495
13C	5,300	495
13D	5,300	495
14A	2,200	200
14B	2,200	200
14C	2,200	200
15	1,800	171
16	3,800	354
TOTAL	959,300	89,119



The indicative layout demonstrates how these unit sizes could be provided, but occupier's specific requirements can also be accommodated, including individual plot sales.

A PRIME LOCATION

Forge Point, Scunthorpe, is located on the south bank of the Humber Estuary, ideally situated between London and Edinburgh and at the most northern part of the Greater Lincolnshire region.

North Lincolnshire is a nationally significant manufacturing hub, strategically positioned within the UK's food belt (York to Lincoln) and energy corridor (east to west), offering strong connectivity and supply chain access. With excellent transport links via ports, rail, airports, and motorways, it provides fast access to UK, European, and global markets. The area also benefits from strong public-private collaboration, creating a well-balanced and business friendly environment.

Forge Point forms part of the wider Lincolnshire Lakes development, a strategic development that is considered to be one of the largest residential development opportunities in the UK. Once complete the area will see over 6,000 new homes, in a number of village settings alongside local and district centres, education facilities and recreation and leisure opportunities. It is aimed that the development will create a gateway entrance to Scunthorpe.



BY ROAD

Easy access from North Lincolnshire's central east coast enables a return road freight journey within one 9-hour HGV driver shift to major UK conurbations and manufacturing centres via the M180/A15, and two return journeys to much of the East Midlands and Yorkshire.



BY SEA

North Lincolnshire has an extensive port and wharf network. The South Humber Ports – Port of Immingham & Grimsby and CLdN Killingholme Port offer fully integrated shipping and logistics solutions including 'high cube' rail. All are within easy access of Forge Point.



BY RAIL

Eastern end of the Trans-Pennine Corridor for freight & logistics. Direct Network Rail access via Port of Immingham, which handles more than 240 rail freight movements per week. A regular passenger train service links Scunthorpe to the main east-west and north-south rail services via Doncaster, meaning London is accessible in less than two and a half hours.



BY AIR

Worldwide links through Humberside Airport with a 'hub-feeder' service to Amsterdam Schiphol and a major UK heliport servicing offshore industries.

TRAVEL TIMES



Doncaster	38 mins	29 miles
Hull	45 mins	34 miles
Sheffield	47 mins	46 miles
Leeds	55 mins	54 miles
Nottingham	73 mins	72 miles
Liverpool	82 mins	78 miles
Birmingham	105 mins	105 miles
London	180 mins	185 miles



Humberside Airport	26 mins	17 miles
Leeds Bradford	80 mins	46 miles
East Midlands	90 mins	59 miles
Manchester	100 mins	68 miles
Birmingham	130 mins	90 miles
London Heathrow	240 mins	200 miles



Immingham	30 mins	15 miles
Grimsby	40 mins	20 miles
Hull	60 mins	30 miles
Liverpool	180 mins	130 miles
Felixstowe	210 mins	140 miles
Southampton	240 mins	200 miles



Sheffield	67 mins
Manchester	124 mins
Birmingham	141 mins
London	161 mins
Liverpool	176 mins

Please note: These are estimates and actual travel times may vary depending on traffic and road conditions.

HGV DRIVE TIMES

- 0 - 90 min
- 90 - 180 min
- 180 - 270 min



AERIAL

GALLAGHER
RETAIL PARK

M&S

SCUNTHORPE UNITED
FOOTBALL GROUND

SCUNTHORPE
TOWN CENTRE



TESCO

Travelodge

SOUTH HUMBERSIDE
MAIN LINE

PROPOSED
LINCOLNSHIRE LAKES
RESIDENTIAL VILLAGES

A1077(M)

M181

M180

FORGE
POINT

FUTURE
DEVELOPMENT
AREA

NORTH LINCOLNSHIRE DEMOGRAPHICS



POPULATION

170,087 population in North Lincolnshire (2023).



CATCHMENT

3,077,240 catchment population within a 60-minute drive. 7,741,371 people within 90 minutes (2022).



LABOUR SUPPLY

1.5 million labour supply within a 1-hour drive.



SKILLED WORKFORCE

8,383 skills trade workers: 1.5 x England concentration (2023).



ENGINEERING WORKFORCE

1,408 engineering workforce, 2% more than the England average (2023).



PROFESSIONALS

96% increase in science, research, engineering & technology professionals since 2021 (2023).



MANUFACTURING

410 manufacturing businesses at a rate of 59.6/1,000 units, higher than the England average of 54.9/1,000 (2023).



EXPORTS

Exports for North Lincolnshire total £18 billion.



GVA

GVA for North Lincolnshire totals £4 billion.



NEW HOMES

Vision for over 6,000 new homes through the Lincolnshire Lakes Area Action Plan.



BROADBAND

75.5% gigabit broadband connectivity.



GLOBAL MARKET ACCESS

9 ports & wharves, 1 airport. Access to the global market.

FURTHER INFORMATION

PLANNING

The site forms part of a strategic mixed-use area set out in the adopted Lincolnshire Lakes Area Action Plan (May 2016), which supports a range of uses including a high-tech business park, offices and hotel. Subject to planning, Use Classes E(g), B2, and B8 will likely be considered.

TENURE

Individual plots or design and build units will be available on a freehold or leasehold basis.

PRICE

Price/rent available on application.

SERVICE CHARGE

Each building will contribute to the cost of shared services such as maintenance and landscaping.

VAT

VAT will be charged in addition to sale prices/rent at the current rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

ABOUT THE DEVELOPER

Hargreaves Land is a regeneration and property development specialist you can trust. We create positive places through focused development. We lead the way in innovative remediation strategies and successfully develop a range of schemes that deliver much-needed employment opportunities and housing.

We deliver high-quality projects supporting sustainable growth for future generations, delivering places where people want to live, work, and play.



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