

An aerial photograph of the Port of Grimsby, showing a large body of water, a busy harbor with numerous ships and piers, and a dense urban residential area with a grid-like street pattern. The sky is overcast with grey clouds.

Port of Grimsby

The Kasbah Area
Growth & Regeneration
Prospectus

Delivering Property Solutions



PROPERTY

Why regenerate the Kasbah?

Most buildings are unsuited to port-related use

A large proportion of the buildings are currently vacant and, apart from a few exceptions, we don't see how they could be compatible with modern port services. That's why we think the area could be great for SMEs, charities, artists and community interest companies looking to get a foothold on the business ladder.



It's historically important

This peninsula of land between the Fish Docks and the Royal Dock has been historically important to support marine services within the port. The densely packed Victorian and Edwardian buildings are a unique reminder of Grimsby's seafaring past and now benefit from Conservation Area status.

ABP want to breathe new life in to the area

It's commonly thought that the Kasbah is hidden from view in the middle of a working port. Whilst port activity and cargo handling do take place in close proximity, the Kasbah area does currently have limited public access, and can be fully opened up for future use.



What does the future look like?

ABP's role as port operator

We have recently reviewed our strategic objectives for our port infrastructure across Britain, including potential business opportunities for investment in port infrastructure. After all, our core purpose is to own and operate ports that contribute significantly to our nation's Balance of Trade. The Kasbah area, whilst important historically in articulating the development of the Port of Grimsby, is unsuited to the modern nature of cargo handling, and its densely urban nature precludes large industrial redevelopment proposals.

“When we build, let us think that we build forever”
John Ruskin

A programme of heritage-led regeneration

We think that the Kasbah area, because it is situated so close to the town, would be a great place for an urban regeneration strategy based around small to medium sized enterprises, where:

- Managed public access is not just tolerated, but encouraged
- Enterprise and commercial revitalisation are key
- Incentives are offered to occupy these historic buildings

The Kasbah was once economically vibrant – it can be again.

Our ambition is to breathe new life into the Kasbah, preserving the historic fabric and character of the buildings whilst embracing opportunities for new business and bringing new jobs to the port area. Just because the Kasbah buildings have previously been used for purposes related to the port or food processing, this does not mean that other light industrial or commercial purposes should not be considered. External funding and assistance is available to help with the restoration of historic buildings, and in particular in contributing towards the challenges of repurposing these unique structures for modern uses.

Keeping Britain Trading

ABP is committed to growing the economy on a national and local basis



ABP Ports in the Humber support

23,000 jobs

in the region



33,000 jobs

nationally



ABP's Ports in the Humber contribute

£2.2 billion

to the UK economy every year



Our continuous investment in the Humber will increase our contribution to the economy by

£1.13 billion

each year

How can ABP make it happen?

We are working with local stakeholders, such as North East Lincolnshire Council and Historic England on developing a coherent strategy for heritage-based regeneration, which incorporates the town and Kasbah area of the port. We want to retain some of the unique characteristics of our historic built environment but in a way that reflects the changing nature of our society.

Cultural heritage is an asset

The distinctive nature of the buildings means that we can be truly innovative in devising a programme for their re-integration in to the life of the town. For instance we want to preserve those quirks which uniquely characterise the docks – such as fish smoking – but also introduce a completely new commercial vibe.

**“We are what we build”
HRH The Prince of Wales,
17 February 1999**

The Kasbah is open for business

We recognise the challenges of taking on historic buildings with additional refurbishment costs. That’s why we want to introduce a raft of incentives to encourage businesses to choose the Kasbah area.

Our offer to you

Reduced rental payments and rent holidays

We want to encourage a diverse mixture of businesses and uses to the Kasbah, ranging from commercial enterprises to charities and community interest companies. We are prepared to offer reduced rental payments or even rent holidays for fixed periods depending on the nature and extent of any building renovations and the type of enterprise.



Potential for long leases

Some businesses like the security of long-term leases in order to invest in their infrastructure. Depending on the nature of the commercial undertaking, we are very prepared to offer long-term leases, particularly for more challenging building restoration projects.

Assistance with grant funding applications

The Kasbah has been designated as a Conservation Area, and we have successfully been awarded 'Heritage Action Zone' status by Historic England. A number of grant opportunities can be made available to support restoration projects.



Who we are

We are the UK's largest and leading ports group. We also own substantial land holdings in our port sites across Britain. Not all of this is suited to port development and places like the Kasbah, with their own unique historical and cultural identity, need to be treated differently.

The Kasbah is a unique place:

- It needs to be regenerated and to reassert its place as an economically vibrant part of the town.
- It deserves unique solutions to make this happen. Why not speak to us to see if you could be part of its ongoing story.

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Delivering Property Solutions

With 960 hectares of available port-based development land and a wealth of experience in the provision of industrial, logistics and office space, talk to us about how we can help you.

property.abports.co.uk