

IMMINGHAM EASTERN RO-RO TERMINAL



Letter of Comfort from PK Construction

Document 10.2.103

APFP Regulations 2009 – Regulation 5(2)(q)

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Dear sirs

Immingham Eastern Ro-Ro Terminal – TR03007

We act for P.K. Constructions (Lincs) Limited.

We write in respect of the above project and confirm that negotiations between ABP “the Applicant” and Mr Drury and Drury Engineering Services Limited “Drurys” and their tenants (P.K.Construction (Lincs) Limited and Malcolm West Fork Lifts (Immingham) Limited) are proceeding positively. The Applicant and Drurys and their tenants are progressing negotiations relating to the necessary property agreements relating to the surrender, relocation and grant of a new lease and underleases for the parties required to be put in place in order to secure the necessary rights for all the parties to enable the IERRT Development to be delivered. Heads of terms have been exchanged between the Applicant and Drurys and are agreed in principle subject to detailed drafting which is progressing. Drury’s tenants are aware of the heads of terms and have no concerns regarding the contents.

A meeting was held in November 2023 between the Applicant, Drurys and their tenants to discuss the Applicant’s development proposals and potential relocation. This was a productive meeting during which the Applicant also explained the amendments to the project proposals insofar as they would affect the ongoing businesses of the occupiers. Drurys and their tenants confirmed that they were content with the proposals as presented and indicated that they did not envision any issues with the proposed changes and provided positive feedback on the proposals.

Drafts of the proposed property agreements have been prepared by the Applicant’s solicitors and circulated to Drurys and their tenants’ respective solicitors for review and comment.

The parties are confident that they will be able to settle the necessary property agreements to the satisfaction of all parties.

Your

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