

**Development Site, Marchwood Industrial Park**

# Port of Southampton

SO40 4BX

**Make it.  
Move it.**



**Min and max single units  
possible 15,000 - 80,000 sq ft**

**3 hectares (8 acres)**

**Make it. Move it.**

# The development site at Marchwood Industrial Park is one of a number of sites ideally suited to manufacturing and logistics uses.

## Property

The site has an area of circa **3 hectares (8 acres)** of development land with potential quayside access.

- + Single unit occupancy of **15,000 - 80,000 sq ft**
- + Site can be sub-divided to **suit occupier requirements**
- + **Bespoke design** and build opportunities

## Planning

Designated for port-related uses within New Forest District Council's Development Plan.

- + Close to **M271** and **M27** Motorway links
- + Close to Southampton City Centre
- + Located opposite docks and **container terminal**

With experienced, in-house resource and a proven track record of delivering substantial infrastructure projects, ABP Southampton is in a unique position to facilitate rapid planning and development.

## People

An internationally recognised economic hub, the Solent region has a large workforce across a number of sectors, including retail, construction, healthcare, maritime, technology and financial services. Southampton employs a critical mass of port, maritime and logistics workers. The Port, a major employer in the city, serves as a key node in local, national and international supply chains.

- + 588,300 working age **between 16-64**
- + **Employment Rate** of working age residents **77%**
- + Wages **+1% of National Average**

## Power

Marchwood Industrial Park benefits from a robust power infrastructure.

- + Sufficient power to meet demand
- + We will work closely with **potential occupiers** to ensure their specific energy requirements can be accommodated

Marchwood Industrial Park is situated on the western shore of Southampton Water, opposite the container terminal and The Port of Southampton's Western Docks.

We can work with you to build bespoke facilities of up to 80,000 sq ft to meet your needs and achieve your ESG goals. Development will be BREEAM Excellent.

# Property

# Gateway to the World

The Port of Southampton is a hub of global activity. Close to major shipping lanes, it's the undisputed gateway to the world, handling billions of pounds' worth of goods every year.

**£71bn**

of goods come through the port every year

**14 Million**

tonnes of commodities handled every year

**No.1**

automotive port 850,000 units annually

**2 Million**

passengers annually at Europe's leading cruise turnaround port

RORO, LOLO and rail freight services operate in the port every day.



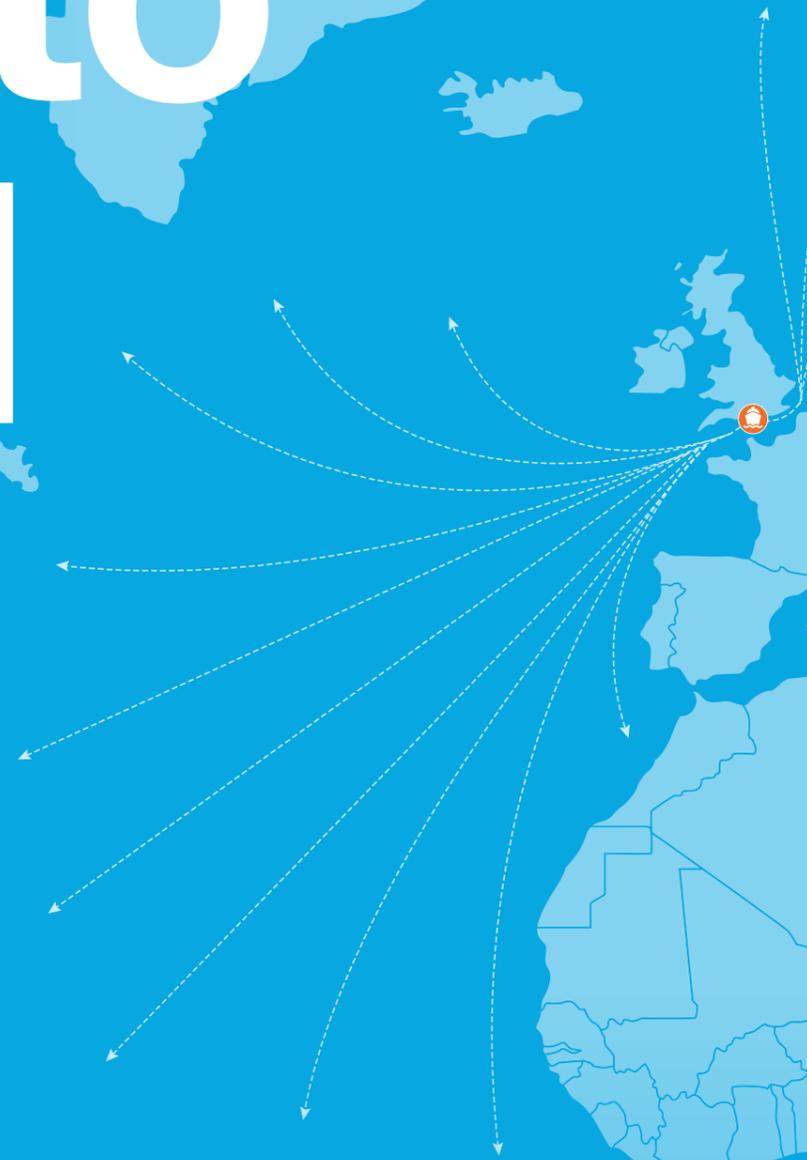
RAIL



RORO



LOLO



From Shanghai to Rotterdam, Baltimore to Dakar, Southampton is a vital node in global supply chains and a natural choice for business.

# Gateway to Britain

Marchwood benefits from good access to the UK's national road network via the A326 Marchwood Bypass and the M271, making it an ideal base for distribution. The nearby Port of Southampton's rail freight terminals complement multi-modal business models, and Southampton's unrivalled access by sea and air offer an all-round seamless transport experience.

## Road

- M271** 9 km / 6 miles
- M27** 14 km / 9 miles
- M3** 22 km / 14 miles
- A34** 31 km / 19 miles

## Rail

Close to Port of Southampton's on-site rail freight terminals.

**Southampton Central Station** 12 km / 7 miles

## Sea

The site is a short distance across the water to the Port of Southampton's deep sea shipping lanes.

## Air

- Southampton Airport** 20km / 12 miles
- Bournemouth Airport** 47km / 30 miles
- Heathrow Airport** 117km / 72 miles
- Gatwick Airport** 154km / 96 miles

## Distance from the port

<b>Winchester</b>	30 km / 18.7 miles	27 mins
<b>Basingstoke</b>	61 km / 37.9 miles	44 mins
<b>Reading</b>	86.9 km / 54 miles	1hr 12 mins
<b>Central London</b>	137.7 km / 85.5 miles	1 hr 52 mins
<b>Bristol</b>	176.9 km / 109.9 miles	1 hrs 55 mins
<b>Cardiff</b>	226.5 km / 140.7 miles	2 hrs 29 mins
<b>Birmingham</b>	237.7 km / 147.7 miles	2hrs 31 mins
<b>Manchester</b>	379.8 km / 230.4 miles	4hrs 5 mins
<b>Glasgow</b>	698 km / 433.7 miles	7hrs 4 mins
<b>Edinburgh</b>	701.1 km / 448.2 miles	7hrs 39 mins

Distances and drive times sourced from AA Route Planner



# Opportunity

The site has an area of 3 hectares (8 acres) of development land with good access to the Port of Southampton.

Marchwood Industrial Park is a well-established industrial site and home to more than 60 businesses. The park has 24-hour on-site security.

Nearby rail and road links connect Southampton to key UK networks. The Port of Southampton is a hub for economic activity in the Solent and a vital gateway for trade supporting businesses across Britain. It is ideally located for companies servicing the south coast, Thames Valley and London, and equally suited to those looking to benefit from excellent proximity to deep-sea shipping lanes, complementing import and export business.

ABP has the **financial resource, the expertise and the experience** to design and build bespoke accommodation ranging from single units to multi-building facilities.



## Development Site

With a total land bank of 3 hectares (8 acres), there is the potential for a number of bespoke development opportunities.

The site can be sub-divided to suit occupier requirements.

# Demographics

## Port of Southampton

is the UK's No.1 export port, No.2 import port and oversees more than **100,000** vessel movements a year across the harbour authority

### Solent Region

## Employment Rate

of working age residents **77%**

## Wages +1%

of **National Average**

## Apprenticeships

**£2m** Solent Apprenticeship & Skills Hub serving the area



### £7.8 billion

value of Southampton Economy



The Port of Southampton supports

### 45,600

jobs nationally



### Top 3

3rd ranked city for Good Growth  
In 2021 PWC report



### 42,000

businesses in the Solent area



### 588,300

working age between 16-64  
in the Solent region



### £422m

direct expenditure tourism brings to  
Southampton economy annually



### 1.25m

population of Solent area

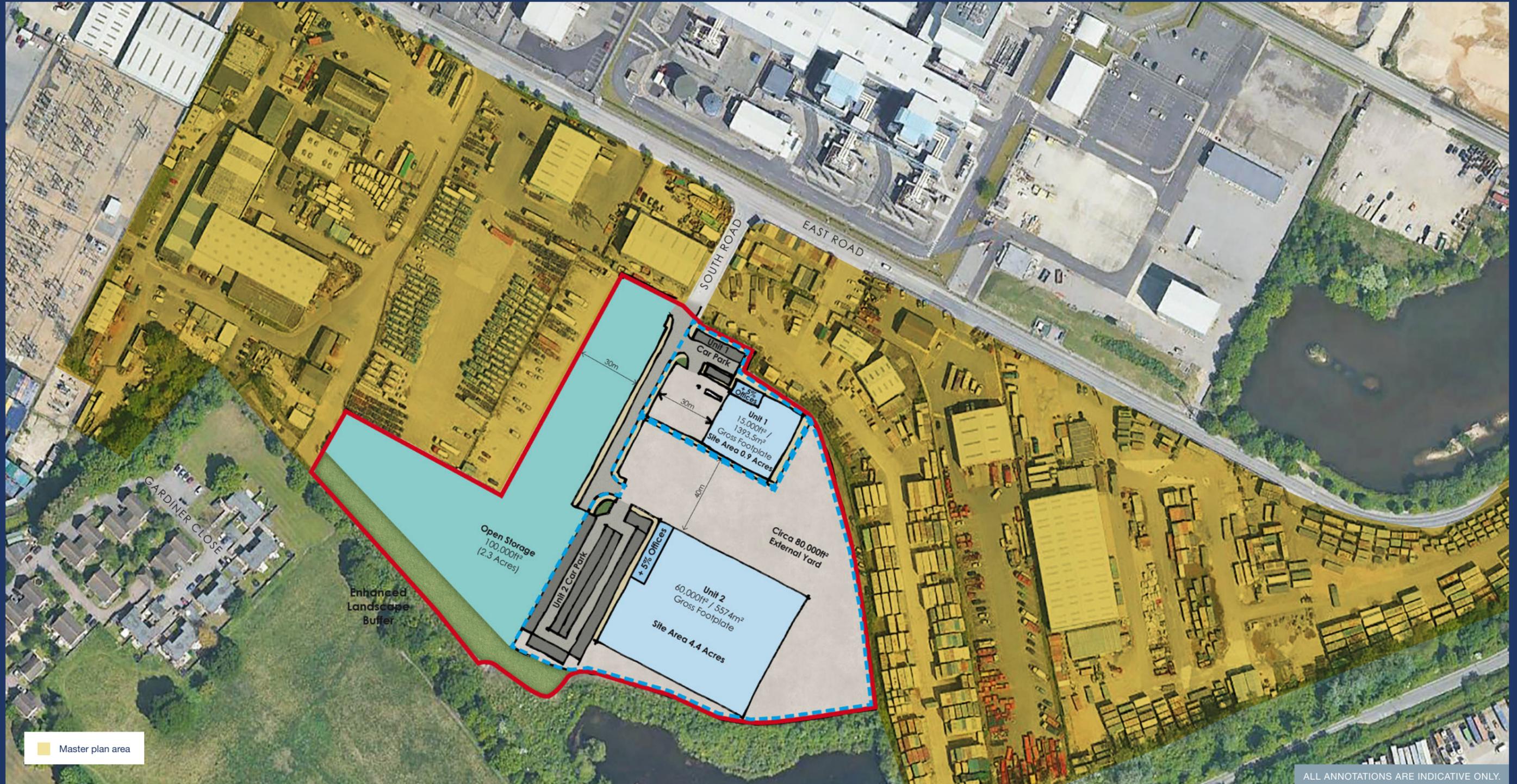


### 3 world-class

universities in the Solent area

# Master plan illustration

There is potential for a number of bespoke development opportunities.  
The site can be sub-divided to suit occupier requirements.



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# Contacts

For further information, or to arrange a viewing, please contact:



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## Tenure

The site offers leasehold opportunities for bespoke development to meet individual requirements. Terms available on application.

## Services

Mains services consisting of electricity, water and drainage will be made available to site and can be connected at an additional cost to the incoming tenant.

## Service Charge

A provision will be included in any lease for each tenant to pay a service charge, contributing to the costs of maintaining the common areas of the estate and providing on-site security.



## 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](http://property.abports.co.uk)

[makeit-moveit.abports.co.uk/marchwood](http://makeit-moveit.abports.co.uk/marchwood)

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