

**ABP Business Park**

# Port of Cardiff

Longships Road, CF10 4RP

**Make it.  
Move it.**

**SITE A**  
1.67 Hectares  
(4.14 Acres)

**SITE B**  
3.59 Hectares  
(8.88 Acres)

**5.26 hectares (13.02 acres)**

Leasehold Design & Build units ranging 1,393 sq m  
(15,000 sq ft) - 9,290 sq m (100,000 sq ft)

**ABP** | PROPERTY



Make it. Move it.

# ABP Business Park Cardiff is ideally suited to port-centric manufacturing and logistics uses.

## Property

The sites have areas of **3.59 hectares (8.88 acres)** and **1.67 hectares (4.14 acres)** of development land and are located in the heart of Cardiff Port, just 1 mile from Cardiff city centre.

- + **Single unit occupancy ranges between 1,393 sq m (15,000 sq ft) - 9,290 sq m (100,000 sq ft)**
- + **Site can be sub-divided to suit occupier requirements**
- + **Bespoke design and build opportunities**

## Planning

Outline planning permission has been granted for development across multiple use classes:

- + B2 Industrial
- + B8 Storage and Distribution
- + With experienced, in-house resource, ABP Cardiff is in a unique position to facilitate rapid planning and development

## People

1.5 million people live within the Cardiff Capital Region, 78.40% of the Cardiff population are economically active.

- + 195,500 skilled workforce with NVQ2+ qualifications
- + £574.90 average full time weekly wage - £38.20 below the UK average
- + 369,200 Cardiff population, projected to rise to 410,700 by 2030

Source: [nomisweb.co.uk](http://nomisweb.co.uk)

## Power

There is existing connectivity to the Port's power infrastructure and plans are underway to secure additional capacity to the site.

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

# Why could port-centric manufacturing and logistics work for your business?

If you're manufacturing, modifying and distributing goods locally, nationally and globally then locating at the heart of Britain's industrial and consumer supply chains has many advantages.

## Ten key benefits of locating your business on our ports

- 

**Route optimisation** – be at the heart of the UK consumer and industrial supply chains
- 

**Strategic land and property** opportunities in key UK locations
- 

**Accessibility** to port services
- 

**Access the green energy** you need to power your supply chain and decarbonise your business
- 

**Multi-modal connectivity:** link your supply chain with Road, Rail & Sea
- 

**CO<sub>2</sub> Savings**
- 

**Established working relationships** with LEP's, local and national government
- 

**Links to** local educational institutions
- 

**Available local workforces**
- 

**Capitalise on our expertise** in planning, design and build

# Connected to the World

The Port of Cardiff is one of the leading ports in South Wales and the UK. The port builds on a rich heritage of international trade and continues to serve businesses throughout Britain.

The Port supports 2,600 jobs nationally and contributes c.£180 million to the economy every year.

**1.4 Million**

The port handles 1.4 million tonnes of cargo annually

**£180 Million**

The port contributes £180 million to the economy each year

**£1 Billion**

investment underway to provide a first class South East Wales Metro network

**Over 50**

direct flights and over 900 connections from Cardiff Airport

The Port of Cardiff regularly services international shipping services to/from Scandinavia, the Baltic region, Ireland, NW Europe, Turkey and the Mediterranean, with vessels of up to 35,000 DWT

# Gateway to Britain

ABP Business Park is strategically situated in Cardiff Bay, on the southern edge of Cardiff city centre and has excellent connectivity to Cardiff’s main road network. The site benefits from access to both Junction 29 (east) and Junction 33 (west) of the M4 motorway via the newly extended A4232 dual carriageway as well as direct access to the centre of Cardiff, Wales’ capital city.

### Road

<b>M4 J29</b>	15.6km / 9.7 miles
<b>M4 J30</b>	11.5km / 7.1 miles
<b>M4 J33</b>	17.2km / 10.7 miles
<b>M5 via M4</b>	62.3km / 38.7 miles
<b>M50</b>	82km / 51 miles

### Rail

The site benefits from direct rail access which can be extended into ABP Business Park to allow transportation of freight and products via the Great Western mainline.

<b>Cardiff Bay Station</b>	2.6 km / 1.6 miles
<b>Cardiff Central Station</b>	3.7 km / 2.3 miles

### Sea

ABP Business Park benefits from direct port access and can accommodate deep sea trade. Other key ports in South Wales include ABP Barry, which is 8 miles or 28 minutes travel time from the site and ABP Newport, which is 14 miles or 36 minutes travel time from the site.

### Air

<b>Cardiff Airport</b>	23.8km / 14.8 miles
<b>Bristol Airport</b>	80km / 50 miles
<b>Birmingham Airport</b>	194.3km / 120.7 miles
<b>Heathrow Airport</b>	218.7km / 135.9 miles

### Distance from the port

<b>Newport</b>	23 km / 14 miles	29 mins
<b>Bristol</b>	70.2 km / 43.6 miles	54 mins
<b>Swansea</b>	70 km / 43 miles	55 mins
<b>Birmingham</b>	199 km / 123.6 miles	2 hrs 7 mins
<b>Southampton</b>	214 km / 132 miles	2 hrs 34 mins
<b>London</b>	241.9 km / 150.3 miles	2 hrs 57 mins

Distances and drive times sourced from AA Route Planner







# Cardiff

Be part of a thriving capital city

COMPUTER GENERATED IMAGE – ALL ANNOTATIONS / GRAPHICS ARE INDICATIVE ONLY



# Demographics

**1.5 Million**

Cardiff Capital Region population

More than

**1.6 Million**

people live within a 45 minute commute of Cardiff

**78.4%**

of the population of Cardiff are of working age

**£3.5 Billion**

investment in capital region

4 International

**Airports**

within 140 minutes drive time



**55%**

of the workforce in Cardiff is qualified to degree level (NVQ4+)



**3 Universities**

based in Cardiff



**75,000**

students in the wider capital region



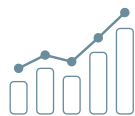
**1,200**

graduates enrolled in engineering courses at Cardiff University



**70,000**

people employed in manufacturing in Cardiff Capital Region



**20+ Million**

visitors annually to Cardiff spending £1 billion





# Existing Port Occupiers





# Opportunity

The sites extend to approximately **3.59 hectares (8.88 acres)** and **1.67 hectares (4.14 acres)**, offering the potential for a range of uses, subject to planning. Available as a whole or in part, this exciting opportunity has the capacity to range between **15,000 - 100,000 sq ft** of new industrial / distribution accommodation in the city of Cardiff, the fastest growing capital city in Europe.

The Port provides multimodal facilities, including direct quayside access capable of accommodating vessels of 35,000 dwt and a newly constructed rail loading facility to facilitate rail handling services.

ABP has invested significantly in the port over the past few years, modernising infrastructure and supply customers with specialist storage solutions and handling equipment.

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

## Specification

- + 5.26 hectares (13.02 acres) of brownfield development land
- + Outline planning consent granted for employment use (B2 and B8 use classes)
- + Situated in the Cardiff Capital Region
- + The port has the ability to accommodate deep-sea trade
- + The site is wholly owned by ABP and leasehold facilities can be designed and built to meet individual occupier requirements
- + The site has access to port-related utilities and services. A full assessment of available utilities will be provided on request
- + The site can be sub-divided to suit individual occupier requirements up to 15,000 - 100,000 sq ft
- + Excellent road access to Junctions 29 and 33 of the M4 motorway
- + Bespoke design and build opportunities available
- + Multi modal connectivity – road / rail / sea

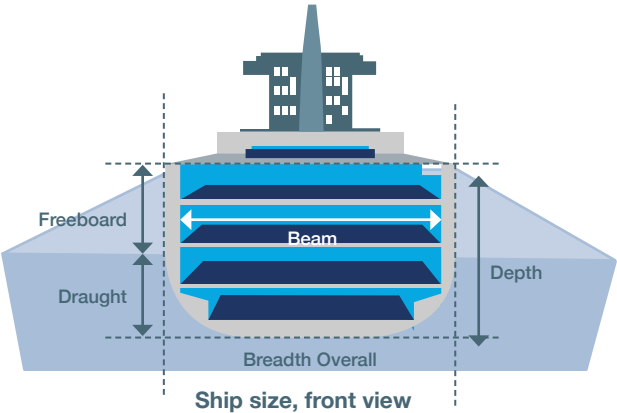
## Potential Uses

- + Industrial
- + Port-related uses
- + Logistics
- + Warehouse
- + Manufacturing and processing

## Port Services

The Port handles 1.4 million tonnes of goods annually. The port is a major hub for 'long product' steel, sea dredged aggregates, liquid bulks and construction materials including forest products and has expertise in bulk and break bulk cargoes.

The docks can accept vessels of varying sizes:



**Draught:** up to 10.0m

**Beam:** up to 26.0/27.0 m

**Length:** 198m

**DWT:** 35,000 tonnes.

(ABP can provide separate handling services quotation on application).



The prime development sites of approximately 3.59 hectares (8.88 acres) and 1.67 hectares (4.14 acres) situated in the heart of Cardiff Docks with rail access immediately adjacent, which could be extended into the site. The site benefits from excellent road connections via the port and Rover Way, in turn leading to the A48M and motorway network. The site also has the potential to benefit from direct access to port facilities.

**SITE B**  
3.59 Hectares  
(8.88 Acres)

**SITE A**  
1.67 Hectares  
(4.14 Acres)

# Property



## Option 1



## Option 2



# Master plan

An indicative master plan for the sites is shown opposite. Bespoke units can be built to suit specific occupier requirements.

## Option 1

Unit 1	5,110 sq m	55,000 sq ft
Unit 2	3,716 sq m	40,000 sq ft
Unit 3	2,787 sq m	30,000 sq ft
Unit 4	4,645 sq m	50,000 sq ft
<b>Total</b>	<b>6, 258 sq m</b>	<b>175,000 sq ft</b>

## Option 2

Unit 1	5,110 sq m	55,000 sq ft
Unit 2	7,897 sq m	85,000 sq ft
Unit 3	929 sq m	17,000 sq ft
<b>Total</b>	<b>13,936 sq m</b>	<b>157,000 sq ft</b>

(All areas are quoted gross internal)



# Strategic port-based development opportunities in key UK locations

Phase 1 of our port-centric manufacturing initiative:

- 1 Cardiff**  
5.26 hectares 13.02 acres | Brownfield site (Outline planning permission granted)
- 2 Garston**  
7.32 hectares 18.11 acres | Brownfield site
- 3 Grimsby**  
36 hectares 89 acres | Brownfield site
- 4 Humber International Park**  
183 hectares 453 acres | Greenfield site (Freeport tax-assisted zone)
- 5 Hull**  
58.7 hectares 145 acres | Brownfield site (Freeport tax-assisted zone)
- 6 Immingham**  
24.59 hectares 60.75 acres | Greenfield site
- 7 Ipswich**  
7.46 hectares 18.43 acres | Brownfield site
- 8 Newport**  
37.34 hectares 92.97 acres | Brownfield site – located in Cardiff Capital Region
- 9 Port Talbot**  
34.23 hectares 84.58 acres | Brownfield site – Tier 1 Grant Assisted Area status
- 10 Southampton Redbridge**  
9 hectares 22 acres | Brownfield site Freeport-tax-assisted Zone
- 11 Southampton Marchwood**  
3 hectares 8 acres | Brownfield site





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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 ingoing 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](https://property.abports.co.uk)

[makeit-moveit.abports.co.uk/cardiff](https://makeit-moveit.abports.co.uk/cardiff)

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December 2023