

UK

Development Opportunities

**ABP's ambition is simple:
to be our customers' first
choice provider of port
services and facilities.**

Our ports lie at the heart of Britain's industrial and consumer supply chains, serving both importers and exporters across the nation through our network of 21 UK ports.

We deliver unrivalled port services for cross-quay movements and bespoke port-based property solutions for the manufacture and distribution of goods locally, nationally and globally.

Taken from our total development land bank of 960 hectares, this brochure outlines opportunities for bespoke commercial development across a selection of key ports that deliver excellent rail and road connections as well as direct access to deep water.

A dynamic business partner

Handling over 92 million tonnes of cargo, including 30 million tonnes for export, we are the UK's leading ports operator and our five-year £1 billion investment programme is responding to the needs of our customers; companies whose businesses rely on our port facilities for access to international and domestic markets. We are investing now in order to meet the changing needs of tomorrow's economy.

With 21 ports serving key shipping routes and located close to major supply chain networks and large conurbations around the coastline, ABP is a leading partner in the manufacture, assembly, storage and distribution of goods throughout the country and across the world.

21 multimodal port locations

Our sites have access to exceptional port facilities and connections to major economic hubs and key conurbations, including London, Cardiff, the Midlands, Glasgow and the Northern Powerhouse.



Delivering property solutions

A few property providers can deliver comprehensive port services; some can provide multimodal transport links and others can offer development opportunities in key market gateway locations.

ABP Property does all of that and more, providing commercial operators with unparalleled port facilities and significant new business space

options in strategically-significant locations around the country.

We have the land, the financial resource, the expertise and the experience to design and build bespoke accommodation ranging from single units to multi-building facilities. The long-term partnerships we have with our clients help them continually improve their operating efficiencies.

Each site delivers unrivalled port facilities and comprehensive multimodal transport links on the edge of major conurbations.



Design and build

We have a **wealth of experience** in the provision of industrial, logistics and office space.

Our experienced specialist team has best-in-class knowledge and capability in every stage of the design and build process.

From gaining a detailed and thorough understanding of the client's requirements, through the planning and design phases and on to construction and completion, we have the people and systems needed to provide our clients with buildings that will help them to do better business.

With the added advantage of in-house funding in place, we can deliver a truly seamless and cost-effective build-to-suit programme.



Creating partnerships

We work with a wide range of companies **across all market sectors** and our aim is always the same: to be the UK's best property partner.

Common to all our customers is the added value, support and flexibility that we bring to the relationship. Not just fast to respond to our customers' needs, we are proactive in communicating with our occupiers and keen to learn how we can support their trade and help them improve their business operations. We believe in long-term commitment.

Hull

259 hectares
of development land

Plot sizes from 7.29 – 198.29 hectares

Hull is at the centre of the UK’s wind industry, and also has the UK’s first fully-enclosed cargo handling facility for all-weather working on sensitive cargoes such as steel and bagged products. The port has a range of terminals, facilities and services, as well as significant development opportunities available for the design and construction of bespoke business space.

Site features

- + 141.6 hectares with Enterprise Zone status
- + Local Development Orders for green energy and renewable-related uses
- + 198.29 hectares with grant funding approved for infrastructure development
- + Significant high-voltage supply available

Land type

Mix of Greenfield and Brownfield



Transport links

The port is connected by dual carriageway road links (A63) to the M62, M18 and M1. It is also connected into the inland waterways system, and has direct access to rail and quayside.

Road	M62, J38 – 26.4 km / A63 – 0.3 km
Rail	Direct rail access
Air	Humberside airport – 46.8 km
Sea	Direct quayside access

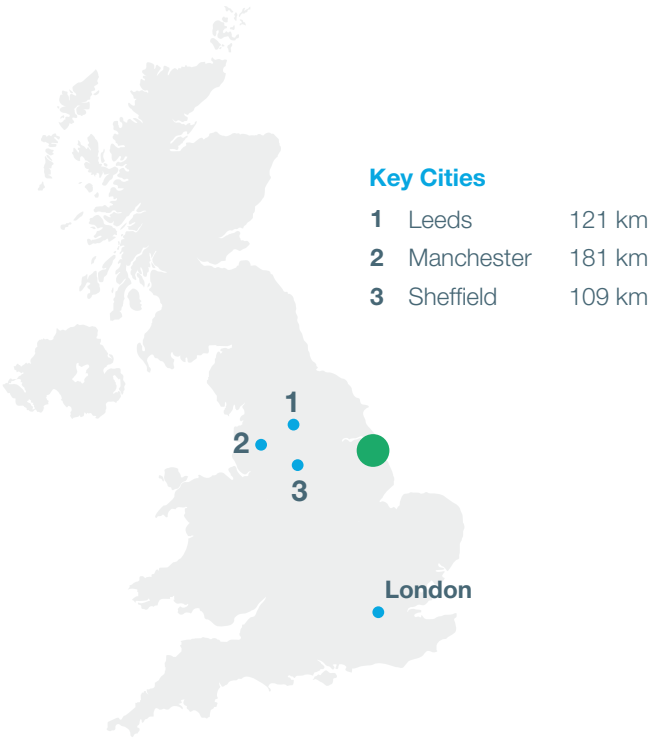


All distances and measurements are approximate, and calculated from the ABP Port Offices.
All maps are indicative only.

Immingham

43.7 hectares
of development land

Plot sizes from 2.83 – 20.23 hectares



The Port of Immingham is the UK’s largest port by tonnage, and is a strategically-significant UK-wide cargo logistics hub, with a rail infrastructure that handles more than 25% of all UK rail freight. Immingham has eight berths handling more than 30 sailings a week to and from Northern Europe and Scandinavia.

Site features

- + 20.23 hectares with Enterprise Zone status
- + Planning permissions available for a mix of employment, industrial, warehouse and distribution uses, as well as car storage

Land type

Greenfield

Transport links

The port offers high-speed road links to the M180, M18 and M1 motorways.

Road	M180 – 20.4 km / A180 – 5.5 km
Rail	Direct rail access
Air	Humberside International Airport – 16 km
Sea	Quayside access



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Grimsby

58.27 hectares of development land

Plot sizes from 1.62 – 44.52 hectares

The Port of Grimsby is at the forefront in serving the developing offshore wind energy industry. Grimsby River Terminal allows the port to accommodate large vessels carrying up to 3,000 vehicles, securing Grimsby’s reputation as one of the UK’s leading car handling ports.

Site features

- + 12.14 hectares with Enterprise Zone status
- + Sites with planning for employment uses
- + 1.62 hectare site close to the town centre identified within the Grimsby planning framework for regeneration for retail, leisure and residential development

Land type

Mix of Greenfield and Brownfield



Transport links

Grimsby is located just seven miles from the open sea, on the south bank of the River Humber and within easy reach of the UK’s industrial heartland. The A180 dual carriageway runs right to the dock entrance, providing fast links to the M180, M18 and M1.

Road	M180 – 24.5 km / A180 – 0.6 km
Rail	Direct rail access
Air	Humberside International Airport – 21.9 km
Sea	Deep riverside berthing



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Ipswich

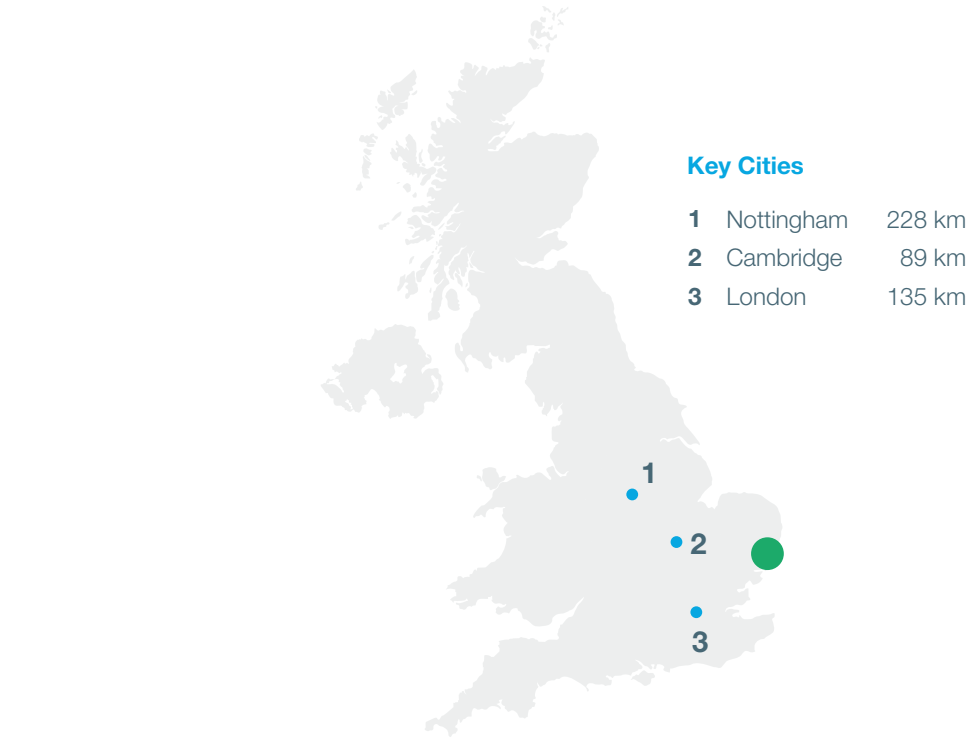
2.59 hectares of development land

(within a 7.69 hectare site)

The Port of Ipswich is within a short sailing time from the North Sea shipping lanes and is the UK’s leading grain handling port. Other traffic includes forest products, containers and general cargo. In addition, Ipswich Haven Marina offers 320 fully-serviced berths for yachts and motor cruisers and potential for mixed-use development subject to planning permission. Less than a mile from the city centre, it is ideal for accessing the urban population and the wider markets of East Anglia.

Site features

- + 2.02 hectares of the site benefiting from Enterprise Zone status
- + Site within the popular Wet Dock Conservation Area
- + Waterfront/Marina location
- + Potential for mixed use under emerging Local Development Plan
- + Central location, within walking distance of the historic town centre and railway station



Land type

Brownfield

Transport links

National links are provided by the M25 and M11 (accessed via the A12 and A14) and direct rail links to the national rail network.

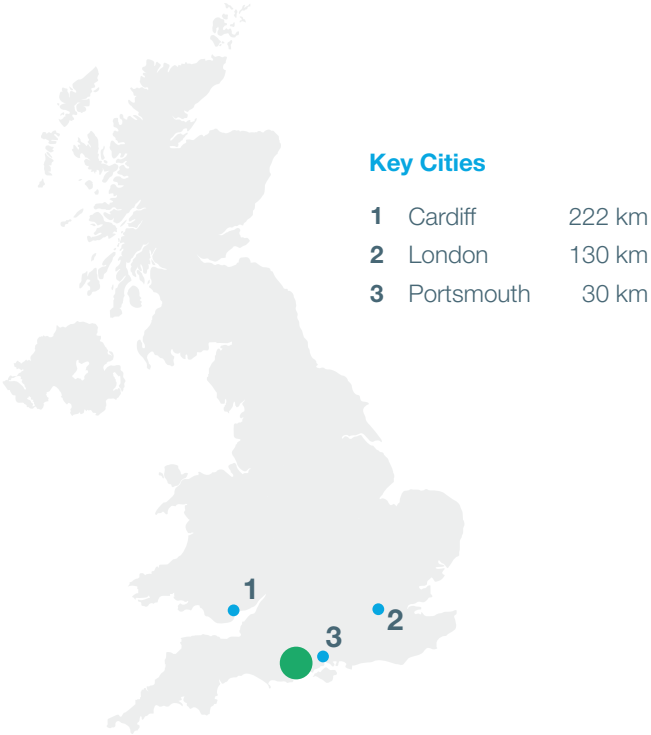
Road	A14 – 4.8 km / A12 – 7.4 km
Rail	1.1 km to Ipswich Railway Station
Air	Stansted Airport – 84.8 km
Sea	Direct links via the River Orwell



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Southampton

352.9 hectares
of development land



Southampton is one the UK’s leading ports. Its container terminal has been equipped with a new 500m-long deep-water quay at a cost of more than £100 million, enabling the port to handle the world’s largest container carriers. It is also the UK’s number one vehicle-handling and cruise port. Southampton is ideally located for companies servicing the south coast, the Thames Valley and London.

Site features

- + Development to be handled under the Nationally Significant Infrastructure Projects (NSIP) planning process

Land type

Greenfield

Transport links

The port benefits from proximity to the M27 and M3 motorways, and has direct rail links to the main railway network for both freight and passenger trains. The Port of Southampton is served by Southampton International Airport, while Gatwick and Heathrow airports are within easy reach.

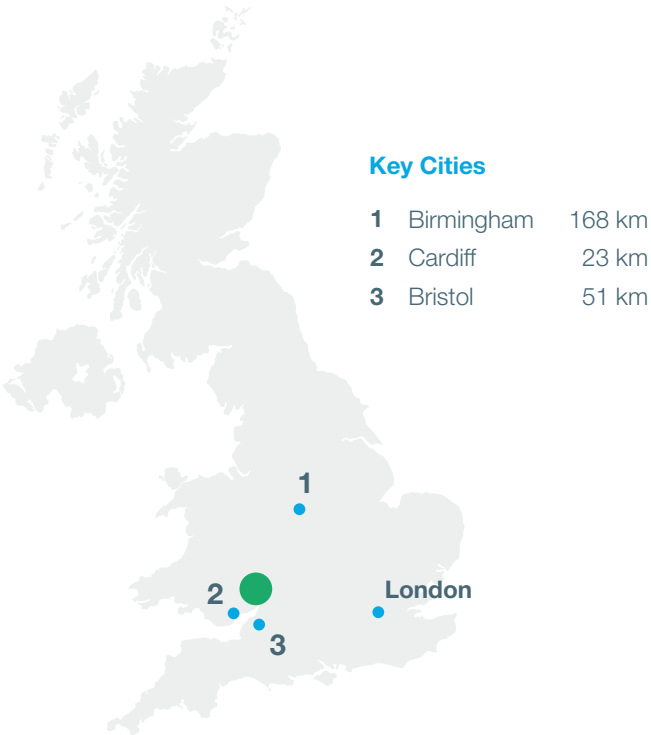
Road	M27, J3 – 9 km / M271, J1 – 6.6 km
Rail	Direct rail links
Air	Southampton Airport – 8.5 km
Sea	Direct quayside access



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Newport

30.35 hectares of development land



The Port of Newport provides multimodal freight facilities with deep-sea access, direct links to the national rail network and easy access to the M4 motorway, connecting Newport with London. ABP has invested significantly in Newport, including development of new warehousing, open-storage areas, cargo-handling equipment, additional rail sidings and wind turbines.

Site features

- + Operational port/industrial use
- + Situated in Cardiff Capital Region
- + The port accommodates deep-sea trade

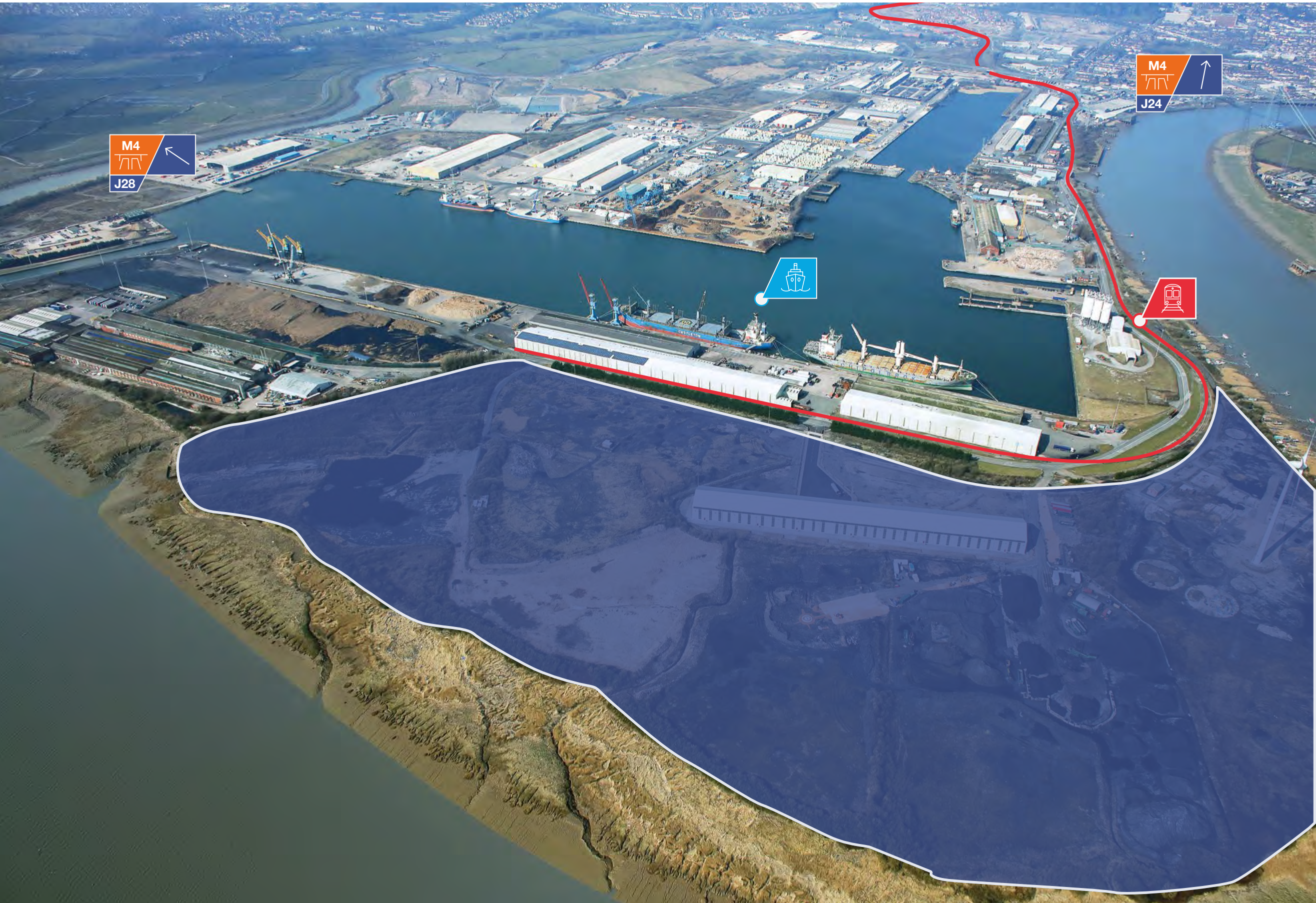
Land type

Brownfield

Transport links

The port is well connected with direct road access to the A48 Southern Distributor Road and the M4 via J24 and J28.

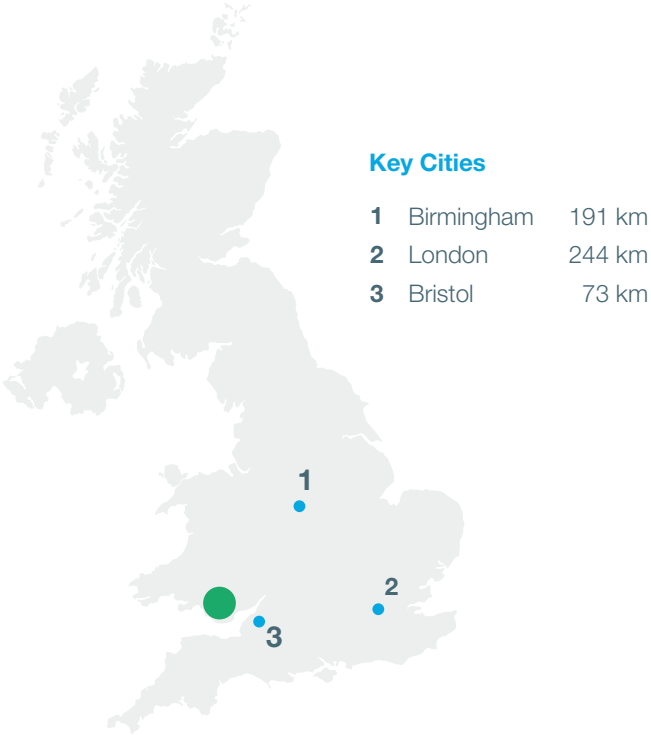
Road	M4, J28 – 4.8 km / J24 – 8.2 km
Rail	Rail connectivity
Air	Cardiff Airport – 42.3 km
Sea	Deep-sea access



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Cardiff

16.19 hectares of development land



The Port of Cardiff provides multimodal facilities and easy access to the nearby urban conurbations. ABP has invested significantly in the port over the past few years, modernising infrastructure and supplying customers with specialist storage solutions and handling equipment.

Site features

- + Outline planning consent granted for employment uses
- + Situated in Cardiff Capital Region

Land type

Brownfield

Transport links

The port benefits from excellent communications to the A48M and motorway network, national rail network and is close to Cardiff City Centre.

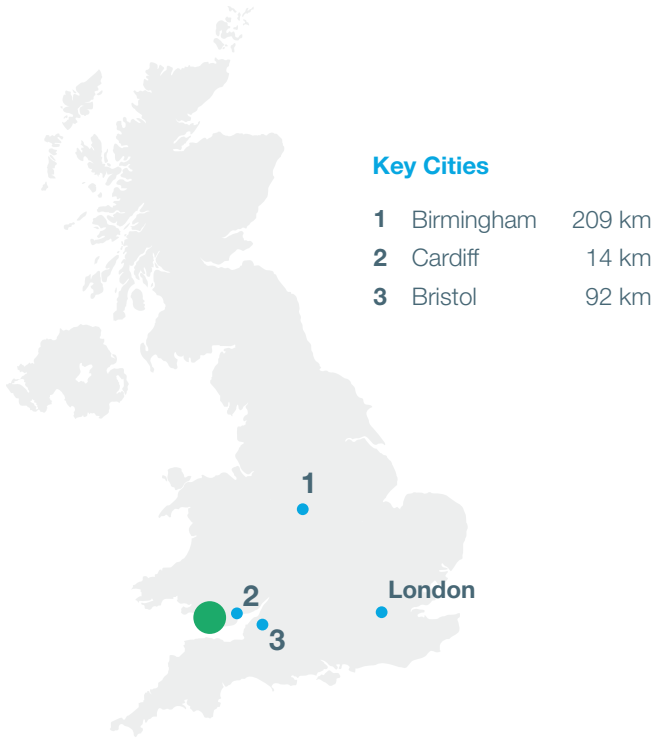
Road	M4, J33 – 16.6 km / M4, J29 – 17.5 km/ A48M – 13.7 km
Rail	Rail access capability
Air	Cardiff Airport – 22.2 km
Sea	Direct sea access



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Barry

12.14 hectares of development land



The Port of Barry is a key facility for the region's chemical industry and also has considerable expertise in the handling of steel, scrap metal, containers, dry bulks, coal and aggregates.

Site features

- + Former chemical complex
- + Close to Dow Corning and several other chemical production companies
- + Situated in Cardiff Capital Region

Land type

Brownfield

Transport links

The Port of Barry has excellent motorway access to London and the Midlands via the M4 and M5 motorways, and direct rail connections to the national network, making it a strategic multimodal location.

Road	M4, J33 – 16.6 km
Rail	Rail access capability
Air	Cardiff Airport – 9.5 km
Sea	Direct sea access



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Port Talbot

68.39 hectares
of development land

Plot sizes from 3.23 – 35.2 hectares

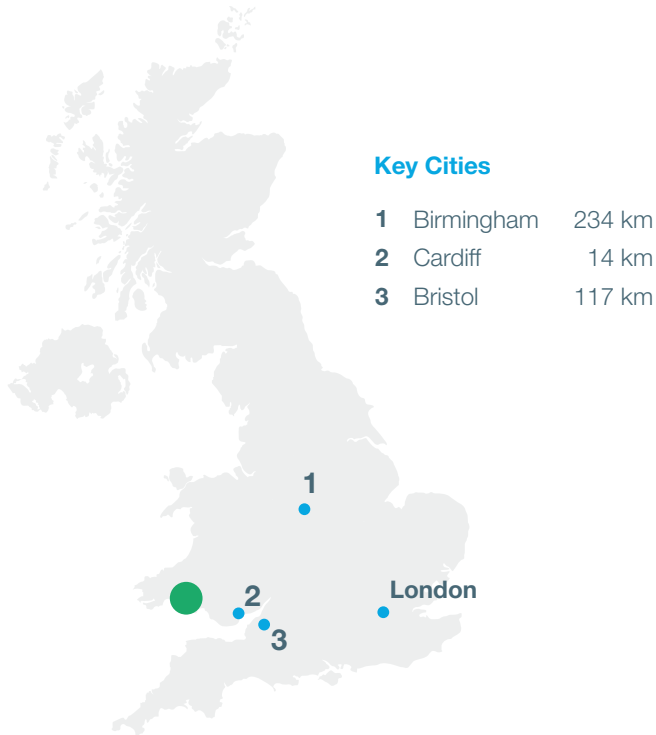
Port Talbot is one of only a few harbours in the UK capable of handling cape-size vessels of up to 170,000 dwt offering easy access to the open sea. The port comprises the tidal harbour, which handles larger vessels, and the docks, which accommodate smaller cargo vessels.

Site features

- + Several sites located within Port Talbot Waterfront Enterprise Zone
- + Tier 1 Grant-Assisted Area status
- + Operational port/industrial use
- + Close to Tata Steelworks

Land type

Brownfield



Transport links

The port benefits from direct mainline rail access, offering direct rail services to London in under three hours, and is within a short distance of the M4 motorway.

Road	M4, J40 – from 2.9 km
Rail	Rail access capability/onsite rail access
Air	Cardiff Airport – 58.7 km
Sea	Direct quayside access



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Swansea

24.28 hectares
of development land

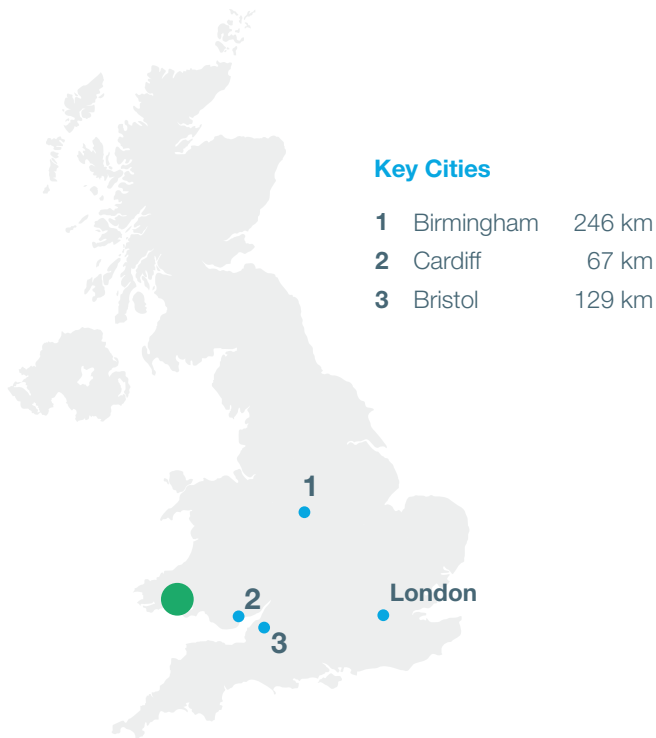
Swansea is the most westerly of ABP's South Wales ports, with the capacity to handle vessels of up to 30,000 dwt and offers berths and facilities for most types of cargo. Swansea is also home to the proposed Swansea Bay Tidal Lagoon project, which will be the world's first man-made energy-generating lagoon.

Site features

- + Operational port/industrial use
- + Potential for mixed use under emerging Local Development Plan
- + Situated in a Tier 1 Grant-Assisted Area and Swansea Bay City Region
- + Former chemical and oil storage site

Land type

Brownfield



Transport links

With direct links to the national rail network, easy access to the M4 motorway and direct sea access, the Port of Swansea provides multimodal facilities and easy access to the nearby urban conurbations, including Swansea City Centre and Swansea University.

Road	M4, J42 – 7.9 km
Rail	Rail access capability
Air	Cardiff Airport – 72.7 km
Sea	Direct sea access



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Fleetwood

19.72 hectares
of development land

Plot sizes from 0.40 – 8.62 hectares



Fleetwood is the ideal location from which to serve the Irish Sea offshore wind energy industry. It offers a total of 12.14 hectares of hard standing, a sheltered haven, ro-ro berth with 180 tonnes of loading capacity and provides good access to the M6 motorway via the M55. In addition, Fleetwood Haven Marina offers 420 fully-serviced berths for yachts and motor cruisers, and potential for mixed-use development subject to planning permission.

Site features

- + Popular tourist destination
- + Waterfront/Marina location
- + Potential for mixed use under emerging local Development Plan
- + Forward-thinking, supportive local planning authority
- + Multiple development opportunities
- + 8.62 hectares adjacent to the successful Fleetwood Haven Marina and Freeport Fleetwood Retail Village
- + Within walking distance of the centre of the popular town of Fleetwood

Land type

Brownfield

Transport links

Situated on the edge of Morecambe Bay, the Port of Fleetwood has accessible trunk road links to the M6, with the M61 and M65 within easy reach. The development land is adjacent to the primary access road to Fleetwood and within walking distance of the local tram network.

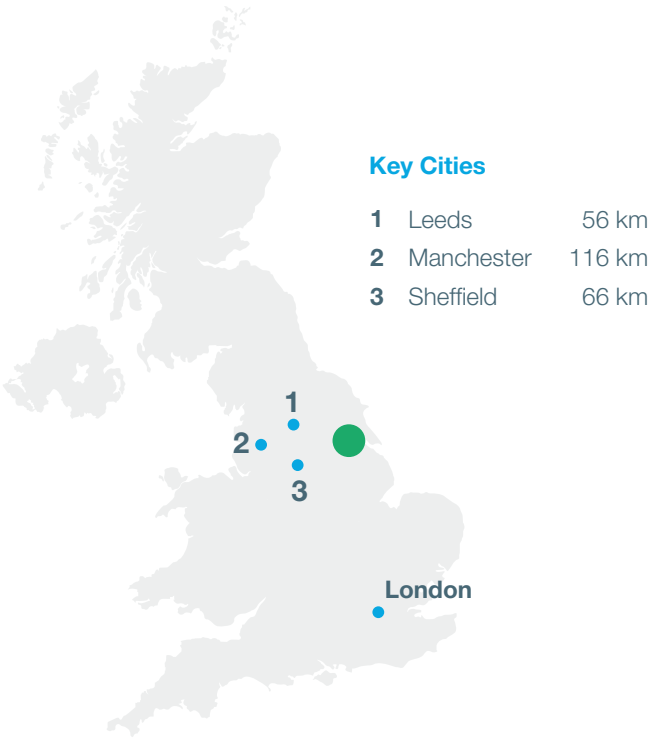
Road	M55, J3 – 19.3 km
Rail	Poulton Le Fylde Station – 10.5 km
Air	Manchester Airport – 148 km
Sea	Direct sea access



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Goole

3.24 hectares of development land



The Port of Goole has a network of short sea shipping services to Northern Europe, Scandinavia and the Baltics, and is principally a bulk cargo port, handling agribulks, cement, animal feed and cereals, as well as steel products and bulk liquids.

Site features

+ Outline consent for employment uses

Land type

Brownfield

Transport links

As the UK's most inland port, Goole is ideally situated for access to the country's transport infrastructure, with easy road access to the M62.

Road	M62, J36 – 4.2 km / M18 – 9.33 km
Rail	Direct rail access
Air	Humberside International Airport – 37 km
Sea	Quayside access



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Bringing plans to life

We understand that the provision of new accommodation can bring major changes to our customers' business operations, even before the buildings are delivered. We have the expertise and resources to ensure that the design and build process is smooth and efficient. We can also support our customers in the delivery of their new facility to specification, budget and timeframe, however hands on or hands off they choose to be.

Here are a few recent examples of what we do.





Siemens, Hull

The design and build of a £310 million offshore wind turbine production facility, Green Port, Hull. On a site totalling 54 hectares, it includes a 39,600 sq m production unit for the manufacture of 75m turbine blades, office accommodation and welfare facilities, a 12,300 sq m building for on-going servicing and maintenance of wind turbines, and open and covered areas for the storage, assembly and testing of components.



Carnival, Southampton

A £5 million refurbishment of the QEII Cruise Terminal to ensure the city retains its title as the UK's top cruise port and continues to provide the very best customer experience as passenger numbers continue to grow. This investment will ensure a greater range of cruise ships can utilise the terminal with brand new technology, improving passenger flow and experience.

This project is the latest in a series of investments made by ABP into improving the city's cruise facilities. It follows significant investment made into upgrades at the City Cruise Terminal in conjunction with Royal Caribbean Cruise Line at the Ocean Cruise Terminal followed by the Mayflower Cruise Terminal which reopened in 2015 after a £6 million revamp.

Travis Perkins, Cardiff

A new 7,820 sq m distribution centre opened in December 2014. The facility is one of four Range Centres across the country; supplying hundreds of local Travis Perkins branches to ensure that customers have immediate access to a wider range of stock.



Drax Power Station, Hull and Immingham

The design and build of dedicated handling facilities at the ports of Hull, Immingham and Grimsby to enable the storing and onward transfer of renewable fuels, such as wood pellets, destined for the Drax Power Station near Selby. This also included the provision of rail spurs connecting to the national rail network.



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Please contact to discuss opportunities
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