

**Make it.  
Move it.**



*Our ports work for business*

**ABP** | PROPERTY

# Make it. Move it.

**We have access to land,  
property, green energy  
and skilled workforces.**

Our ports lie at the heart of Britain's industrial and consumer supply chains, offering port-based property solutions for businesses manufacturing, modifying, storing and distributing goods locally, nationally and globally. We're bringing property opportunities for the development of manufacturing facilities, or distribution hubs, to market across a selection of strategically important locations. Our ports deliver excellent rail and road connections as well as direct access to major international shipping routes.



# At the heart of Britain's industrial and consumer supply chains.



## Property

Our 1,000-plus acre land bank offers substantial development opportunities for occupiers in strategic locations across a network of UK ports. Our ports provide unrivalled port facilities as well as comprehensive multimodal transport links.

- + Design and build capability
- + Unrivalled port services
- + Access to import and export routes and processes

## Planning

Every site included in this initiative has a bespoke strategy which aims to streamline the planning process through to the granting of detailed consents.

- + Bespoke strategies to streamline consent
- + Sites designated as employment land
- + Permitted Development Rights

## People

Traditional supply chain hot spots have become difficult to resource. Our ports' edge-of-town locations can provide businesses with available skilled workforces.

- + In-port knowledge and expertise
- + Strong links with educational institutions
- + Available workforces

## Power

Our ports have access to clean energy supplies to power our occupiers' businesses. From solar to onshore wind, we have the power to meet our tenants' energy requirements.

- + Sufficient power to meet demand
- + Availability of renewable/clean energy
- + 29 MW of renewable energy assets by end 2021

# Property

Our ports with their superb domestic and international connectivity already play a key role in the UK manufacturing, supply chain and energy sectors.

For businesses which need to secure strategically-located facilities while reducing the environmental impact of their operations, and being able to tap into large and broad-based workforces, our sites represent an opportunity for a bespoke solution from a proactive and committed development partner.

All of the locations benefit from strong rail and road connections and also provide the scope for future growth.



# Planning

Every site encompassed in this initiative has a bespoke strategy which aims to streamline the planning process through to the granting of detailed consents.

Many of our sites are already designated in local plans as employment development land.

Our planning team are securing appropriate outline consents and also exploring the scope provided by Permitted Development Rights.

The intention is that once a business is committed to a site we can advance to planning approval and a development start as swiftly as possible.



# People

Popular supply chain hot spots have become difficult to resource. ABP's ports are located on the edge of towns and cities with large populations and available workforces, providing our occupiers with the labour they need to meet their operations' requirements.

We understand that the provision of new accommodation can bring major changes to our customers' business operations. We have the resources and expertise to smooth out this process and support the delivery of a new facility to specification, budget and timeframe.



# Power

ABP has access to clean energy supplies to power our occupiers' businesses.

We are investing millions in our infrastructure to realise future renewable energy regeneration. By the end of 2021 we'll have 29 mega watts of operational wind and solar assets, with plans over the next 3-5 years that anticipate in excess of another 40 mega watts of wind and solar being commissioned.

From renewable and low carbon energy production such as offshore wind, biomass and hydrogen production to carbon capture, utilisation and storage, ABP's strategically-located ports are already playing a vital role in driving decarbonisation in energy generation, transport and industry.



# 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.



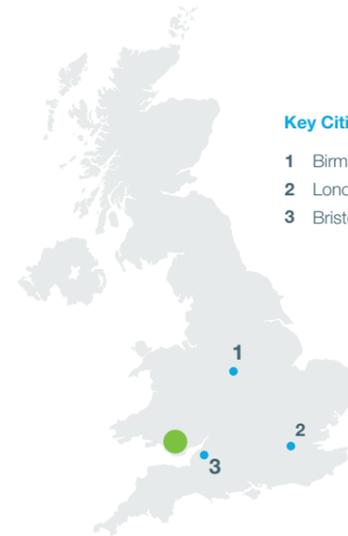
# Creating partnerships

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.

# Cardiff

**15.20 hectares** (36.02 acres)



**Key Cities**

- 1 Birmingham 191 km
- 2 London 244 km
- 3 Bristol 73 km

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



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



# Garston

## 7.32 hectares (18.11 acres)

Plot sizes from 2.61 – 4.71 hectares



### Key Cities

- 1 Leeds 117 km
- 2 Manchester 54 km
- 3 Sheffield 119 km

London

With excellent multimodal freight facilities, The Port of Garston offers the ideal gateway to the industrial heartlands of the North West of England and easy access to the major cities of Liverpool and Manchester and their surrounding conurbations.

### Land type

Greenfield

### Transport links

The Port of Garston, on the north bank of the River Mersey, is seven miles from Liverpool city centre. It has easy links to the M56, M62, and M6 offering easy access to the major conurbations of Lancaster, Preston and Blackpool and the major centres of Liverpool, Manchester and Leeds and further south direct to Birmingham.

- Road** M56, J12 – 19 km / M62, J6 – 12.4 km
- Rail** Direct rail links
- Air** Liverpool Airport – 4 km
- Sea** Direct quayside access



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# Grimsby

## 36 hectares (89 acres)

Located on the Humber, the Port contributes significantly as part of the UK's energy estuary and is at the centre of the wind industry. The port boasts the UK's first fully-enclosed cargo handling facility for all-weather working on sensitive cargoes such as steel and bagged products, and has a range of terminals, facilities and services.

### Site features

+ Sites with planning for employment uses

### Land type

Mix of Greenfield and Brownfield



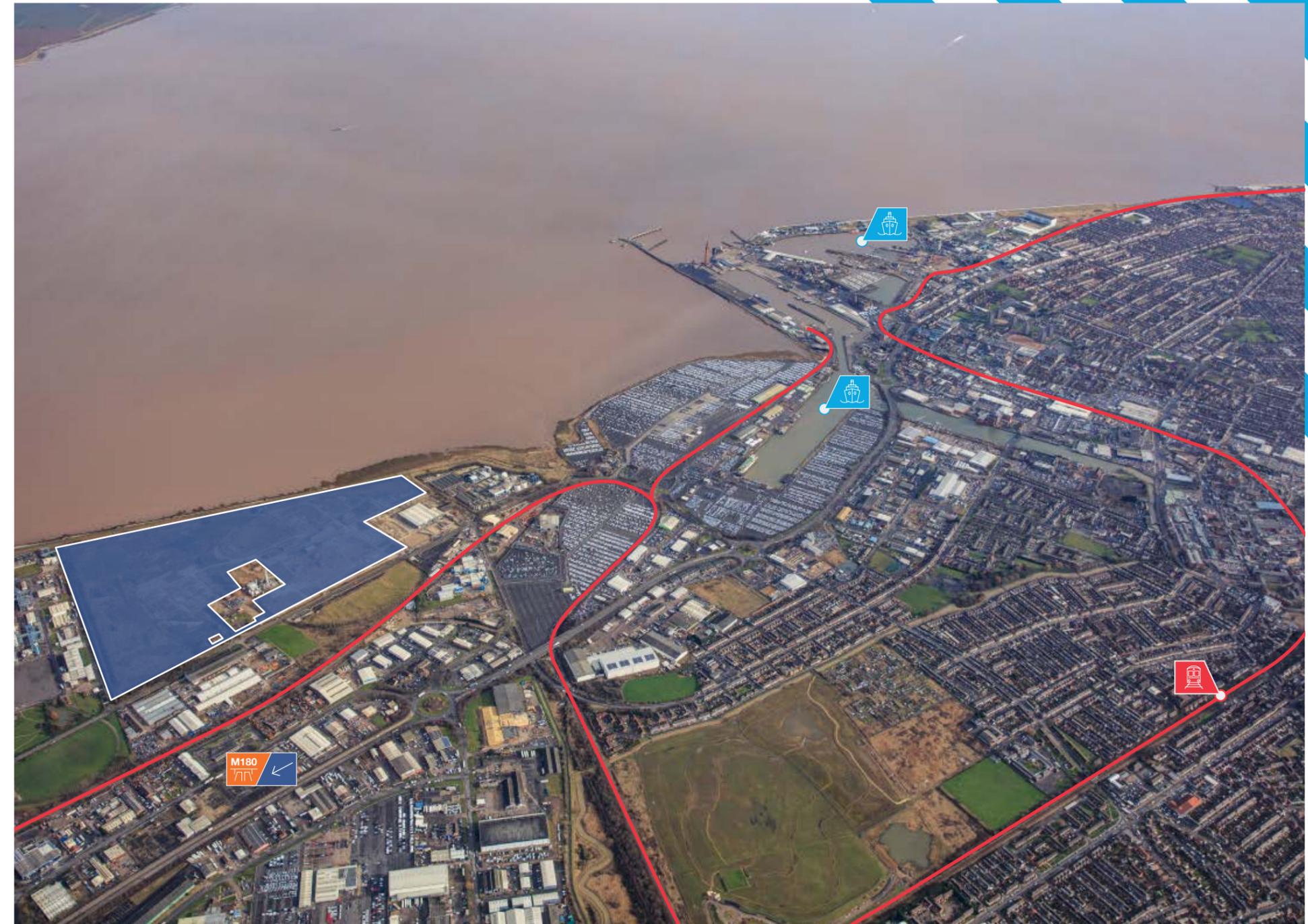
#### Key Cities

- 1 Leeds 125 km
- 2 Manchester 184 km
- 3 Sheffield 112 km

### 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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# Hull

**183 hectares** (453 acres)



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

- + 85.6 hectares within the Humber Freeport Tax Assisted Zone
- + Local Development Orders for green energy and renewable-related uses
- + 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.

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



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# Hull

Green Port Hull East

**58.7 hectares** (145 acres)



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

- + 24.6 hectares within the Humber Freeport Tax Assisted Zone
- + Local Development Orders for green energy and renewable-related uses
- + 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.

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



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# Immingham

## 24.59 hectares (60.75 acres)

Plot sizes from 3.74 – 20.85 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

- + 20.8 hectares (50.2 acres) 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.

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



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# Ipswich

## 7.46 hectares (18.43 acres)

Plot sizes from 2.94 – 4.82 hectares



### Key Cities

- 1 Nottingham 228 km
- 2 Cambridge 89 km
- 3 London 135 km

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. 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

+ Sites within Cliff Quay close to main operational quays

### 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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# Newport

## 37.34 hectares (92.27 acres)

Plot sizes from 7.53 – 29.81 hectares



### Key Cities

- 1 Birmingham 168 km
- 2 Cardiff 23 km
- 3 Bristol 51 km

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

- + 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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# Port Talbot

**34.23 hectares** (84.58 acres)



**Key Cities**

- 1 Birmingham 234 km
- 2 Cardiff 14 km
- 3 Bristol 117 km

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
- + 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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# Southampton

**3.33 hectares** (8.23 acres)



**Key Cities**

- 1 Cardiff 222 km
- 2 London 130 km
- 3 Portsmouth 30 km

Marchwood and its business community are key components to the success of the Port of Southampton and the surrounding region. Southampton is the UK's number one vehicle handling port, handling 900,000 vehicles per year. It is Europe's leading turnaround cruise port, welcoming 2 million passengers annually and is home to the UK fleets of the largest cruise line operators in the world. It is also home to the second largest container terminal in the UK and in 2018 handled more than 1.9 million TEUs.

### Transport links

Marchwood Industrial Park is situated on the western bank of Southampton Water, opposite Southampton Docks. Dock Gate 20 is located 4.6 miles away by road from Southampton Docks.

- Road** M27, J3 – 10.8 km / M3 – 18 km
- Rail** Direct rail links
- Air** Southampton Airport – 17.7 km
- Sea** Direct quayside access



### Site features

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

### Land type

Greenfield



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# Southampton

**17.28 hectares** (42.7 acres)



**Key Cities**

- 1 Cardiff 222 km
- 2 London 130 km
- 3 Portsmouth 30 km

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.

### 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 – 4.5 km / M271, J1 – 1.9 km
- Rail** Direct rail links
- Air** Southampton Airport – 13.7 km
- Sea** Direct quayside access



### Site features

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

### Land type

Greenfield



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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 Gamesa

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.



## Cruise Terminal, Southampton

A £5 million refurbishment of an existing terminal built to ensure the city retains its title as the UK's top cruise port. This project is one of a series of investments in improving the city's cruise terminal. It demonstrates ABP's ability to create functional specialist buildings built to bespoke specifications.

## Build to suit, Cardiff

A 7,820 sq m. distribution centre designed and built to a bespoke specification and delivered to the agreed timeline.



## 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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[Cardiff, Garston, Ipswich, Newport & Port Talbot](#).

[www.abports.co.uk](http://www.abports.co.uk)

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