

HULL

BUILD TO SUIT OPPORTUNITIES

183 hectares (453 acres)

Humber International Enterprise Park
Hull, HU12 8DS

Development Land

Enterprise
Zone incentives

Road/rail/sea
connectivity

Manufacturing/
distribution use

COMPUTER GENERATED IMAGE

Delivering Property Solutions

ABP | PROPERTY

Opportunity

The site has an area of circa 183 hectares (453 acres) of development land with potential quayside access to the Port of Hull via a dedicated rail road link connecting the site into the respective UK networks.

Located on the Humber, The Port of Hull 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. A £310m project was completed with Siemens to deliver Green Port Hull, a wind turbine blade manufacturing, assembly and servicing facility on the Alexandra Dock. As well as containers, ferry and roll-on, roll-off cargo, Hull specialises in handling forest products and a range of bulk commodities, whilst BP has a strong presence in the chemical market.



Development Sites

With a total land bank of 183 hectares (453 acres) at Hull, there is the potential for a number of bespoke development opportunities. The sites can be sub-divided to suit occupier requirements.

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|---|---|
| <p>1 Site 1 (LDO) – 80 hectares (c.198 acres)</p> <p>The site benefits from Enterprise Zone Status, and has a simplified planning procedure through the Paull Local Development Order.</p> <ul style="list-style-type: none"> + Outline planning for development associated with renewable and low-carbon industries + Enhanced capital allowance with a 100% write down for plant and machinery investment (2012-2020) + Government support for the installation of super-fast broadband + Tier 2 assisted area (10% intervention rate) | <p>2 Site 2 – 50 hectares (c.123 acres)</p> <p>Allocated for employment uses B1, B2, & B8 in the Hedon Local plan.</p> |
| | <p>3 Site 3 – 53 hectares (c.133 acres)</p> <p>Allocated for employment uses B1, B2, & B8 in the Hedon Local plan.</p> |

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



UK Location



Transport Links

The site lies adjacent to the city of Hull's eastern boundary and occupies an area between the BP Chemicals site at Saltend and the village of Paull. It is located close to the A1033, providing quick and easy access to the A63 and M62 motorway.

Road

- A63** 6.8km / 4.2 miles
- M62** 34.8km / 21.6 miles
- M18** 59.5km / 37 miles

Sea

The site has access to the port of Hull, with capability of a river berth to the deep water channel of the Humber Estuary.

Rail

On site rail access capability

Hull City Station 9.2 km / 5.7 miles

Air

Humberside International 22.4 km / 13.9 miles
Leeds/Bradford 129.2km / 80.3 miles



Indicative accommodation schedule

Unit 1A	Industrial	3,716.1 sq m	40,000 sq ft
Unit 1B	Industrial	4,180.6 sq m	45,000 sq ft
Unit 1C	Industrial	3,716.1 sq m	30,000 sq ft
Unit 1D	Industrial	3,716.1 sq m	40,000 sq ft
Unit 1E	Industrial	2,787.1 sq m	30,000 sq ft
Unit 2A	Commercial	2,229.7 sq m	24,000 sq ft
Unit 2B	Commercial	185.8 sq m	2,000 sq ft
Unit 2C	Commercial	836.1 sq m	9,000 sq ft
Unit 2E	Commercial	418.1 sq m	4,500 sq ft
Unit 2F	Commercial	882.6 sq m	9,500 sq ft
Unit 3	Industrial	23,225.8 sq m	250,000 sq ft
Unit 4	Industrial	16,258.8 sq m	175,000 sq ft
Unit 5	Industrial	23,225.8 sq m	250,000 sq ft
Unit 6	Industrial	30,193.5 sq m	325,000 sq ft
Unit 7	Industrial	13,935.5 sq m	150,000 sq ft
Unit 8A	Industrial	13,935.5 sq m	150,000 sq ft
Unit 1B	Industrial	18,580.6 sq m	200,000 sq ft
Unit 9	Industrial	9,290.3 sq m	100,000 sq ft
Unit 10	Industrial	92,903.1 sq m	1,000,000 sq ft
Unit 11	Industrial	4,180.6 sq m	45,000 sq ft
Unit 12	Industrial	23,225.8 sq m	250,000 sq ft
Unit 13	Industrial	16,258.8 sq m	175,000 sq ft
Unit 14	Industrial	16,258.8 sq m	175,000 sq ft
Unit 15	Industrial	27,870.9 sq m	300,000 sq ft
Unit 16	Industrial	46,451.6 sq m	500,000 sq ft
Unit 17	Industrial	139,354.7 sq m	1,500,000 sq ft
Unit 18	Industrial	46,451.6 sq m	500,000 sq ft
Unit 19	Sea Hub	2,322.6 sq m 9.98 hectares	25,000 sq ft 24.66 acres
Unit 20	Rail Container Port	2,322.6 sq m 6.84 hectares	25,000 sq ft 16.89 acres
Total		588,912.9 sq m	6,339,000 sq ft

Industrial Total

Footprint	583,431.7 sq m	6,280,000 sq ft
5% offices	29,914.8 sq m	322,000 sq ft
Total	6,602,000 sq m	6,602,000 sq ft

Commercial Total

Total	4,552.3 sq m	49,000 sq ft
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Sea Hub

Warehouse	1,393.5 sq m	15,000 sq ft
2 storey offices	929.0 sq m	10,000 sq ft
Total	2,322.5 sq m	25,000 sq ft

Rail Container Port

Warehouse	1,393.5 sq m	15,000 sq ft
2 storey offices	929.0 sq m	10,000 sq ft
Total	2,322.5 sq m	25,000 sq ft

Overall Development Total

Total	617,898.7 sq m	6,651,000 sq ft
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ALL ANNOTATIONS ARE INDICATIVE ONLY.



COMPUTER GENERATED IMAGE

Demographics



Programme of investment totalling

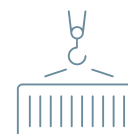
£1 billion

is underway in Hull



525,000+

Trained workforce with NVQ2 – NVQ 4+



The Humber

is the UK's busiest trading estuary with almost 30,000 vessel movements every year



Hull's employment rate is on the up, with the

city 4th ranking

in the UK for job growth



9%

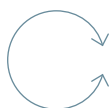
(approx.) of locally based residents are employed within the manufacturing sector (Paull)



The ABP Humber Ports support

23,000

jobs in the region and **33,000** jobs nationally



30 mile

radius drawn from Paull



190,000+

student enrolments in Yorkshire & Humber in 2014/15



ABP's Humber ports contribute

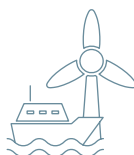
£2.2 billion

to the UK economy every year



1m

residents



3 Major

Round 3 wind farm zones nearby



625,000

working age between 16-64

Sources:

1. ONS annual population survey
2. Statistics and information provided for general guidance. A Lillico / N Russell / ERYC Data Observatory.
3. DfE - Published: 21st January 2016
4. Stats and facts identified in an Economic Impact Study carried out by ARUP on behalf of ABP in 2014
5. Humberlep.org



Green Port Hull is on track to become a world-class centre for renewable energy. By taking advantage of the Port of Hull's prime location in relation to the offshore wind opportunities in the North Sea the region is perfectly placed to capitalise on the UK's offshore wind industry. Hull City and East Riding Councils and Associated British Ports along with partner organisations have been working together to ensure that this ambitious vision becomes a reality.

greenporthull.co.uk

For further enquiries about the regional economic development and planning, please contact:



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'Together with Siemens, ABP has **invested £310 million** in new offshore wind manufacturing facilities at ABP Hull.'



Services

Electricity, Gas, Water, Drainage, Telecom and Super-fast broadband.

Tenure

The sites are available on a leasehold or a long-leasehold.

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.

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



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www.completelygroup.com

15388.001 August 2017

Land Space Funding

A large, high-angle photograph of a port area. In the foreground, a long, narrow concrete pier extends into the water. A blue and yellow tugboat is docked at the pier. In the background, a large, green, corrugated metal industrial building is visible, with a yellow crane or structure on top. The sky is blue with some light clouds.

Delivering Property Solutions

ABP Property has the land, the space and the in-house funding to deliver existing or bespoke 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.

abports.co.uk