

An aerial photograph of the Port of Seattle, showing a large harbor with several cruise ships docked at piers. In the foreground, there are large stacks of colorful shipping containers (red, blue, yellow) and a large parking lot filled with cars. The background shows a city skyline across the water and green hills on the right side.

# SEATTLE FREEPORT

The Nation's Global Gateway





# Introducing Solent Freeport

The Solent, located at the centre of the south coast of the UK and just 70 miles southwest of London, is the UK's global gateway. As a coastal region, we have always looked globally, welcoming the world to the UK, and helping outstandingly crafted British made products reach global markets.

Our coastline influences who we are, what we do, and fosters creativity - it is in our DNA. Our outstanding talent base, trained at world-leading employer-led educational facilities, including our three Universities, is agile and future-ready. This is why we are a pioneering region, with a thirst for new ideas, and a community of endeavour that is pushing boundaries to create a better future.

The Solent is globally connected with motorway and rail infrastructure linking the region to the wider UK, ports offering routes to over 70 global destinations, and air connectivity provided by Southampton International Airport and with Heathrow Airport less than 60 miles away.

As we look to the future, Solent Freeport, with its Tax Sites at Southampton Water, Navigator Quarter and Dunsbury Park, each offering a range of valuable tax reliefs, seed funding to strengthen infrastructure, as well as our Customs Sites in Southampton and Portsmouth, is generating significant investor interest. Continue reading to find out more...



Solent Freeport area



# Solent Freeport locations

## Fawley Waterside

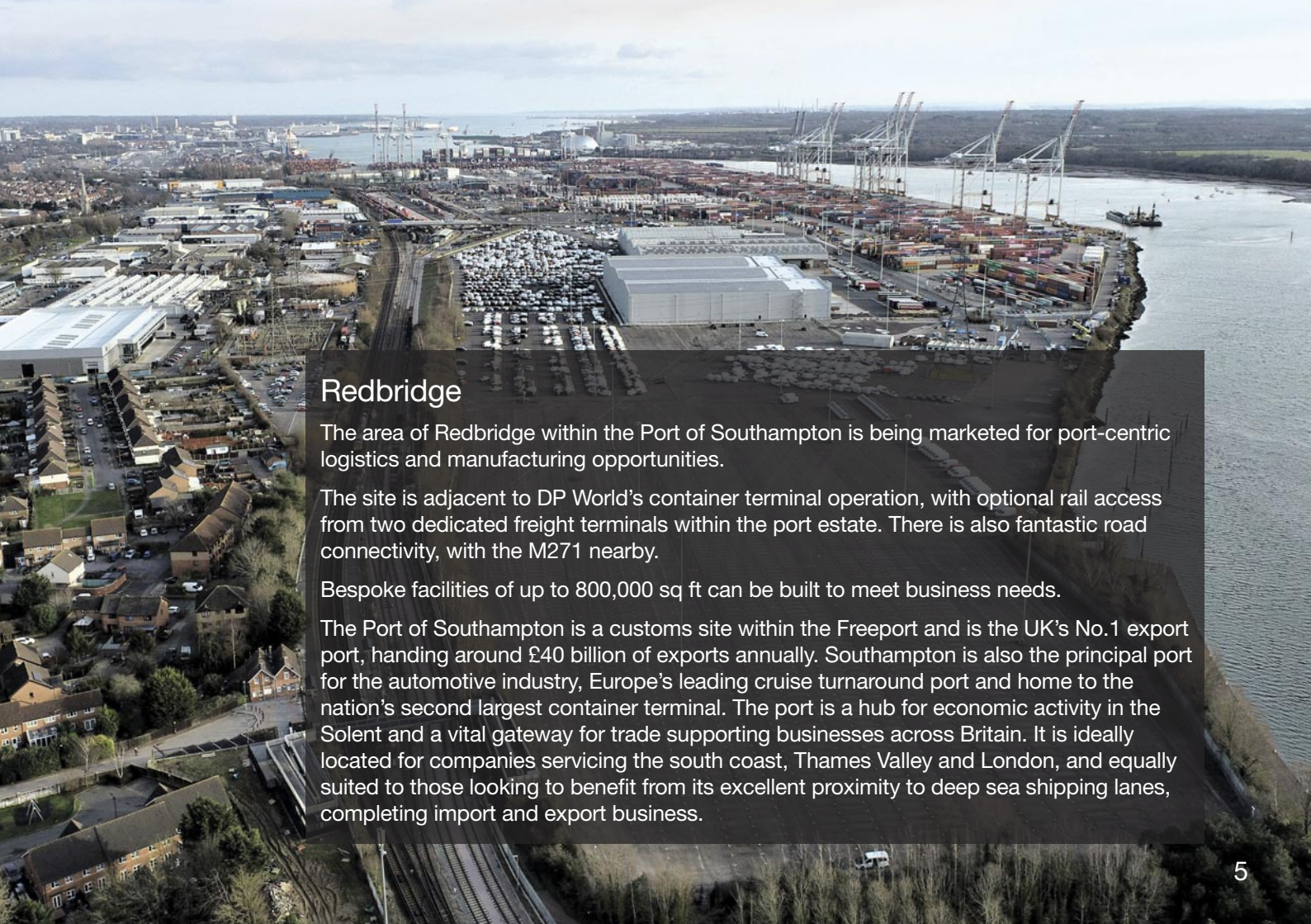
Fawley Waterside is a 500,000 m<sup>2</sup> new build net zero smart town development, an intelligent merchant city surrounded by parkland, facing the Solent waterfront and backing on to the New Forest National Park.

Set in an area of great natural beauty with exceptional leisure facilities, the location offers a showcase of sustainability, connectivity and smart city technologies. It will deliver 1500 residential units alongside 125,000 m<sup>2</sup> of industrial space, 50,000 m<sup>2</sup> of office space and associated retail, civic facilities, a school, a hotel and a marina.

The site will have new ferry and water taxi services plus rail and road routes which will all serve a highly skilled regional workforce. Maritime industries are expected to account for at least 2000 of the 5000 jobs on site, taking advantage of the exceptional tax breaks on capital investment which are available to all tenants in this Solent Freeport tax site. A canal will pass through the middle of the development, connecting the dock to the industrial quarter, providing access for tenants to construct, maintain and operate vessels up to 90 metres.

Outline planning permission was granted in 2020 and investors and tenants are now being sought for the first completions in 2023.





## Redbridge

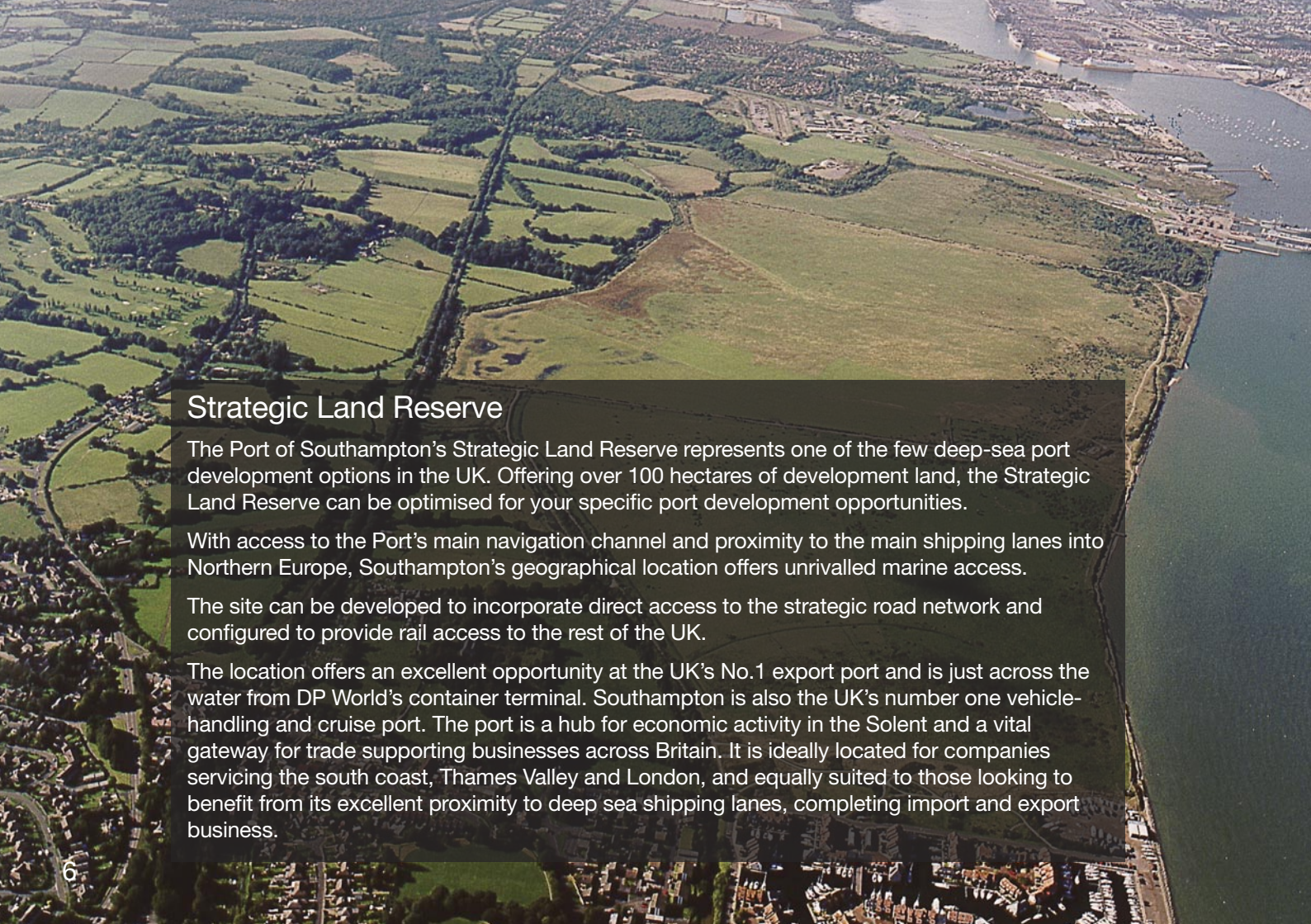
The area of Redbridge within the Port of Southampton is being marketed for port-centric logistics and manufacturing opportunities.

The site is adjacent to DP World's container terminal operation, with optional rail access from two dedicated freight terminals within the port estate. There is also fantastic road connectivity, with the M271 nearby.

Bespoke facilities of up to 800,000 sq ft can be built to meet business needs.

The Port of Southampton is a customs site within the Freeport and is the UK's No.1 export port, handling around £40 billion of exports annually. Southampton is also the principal port for the automotive industry, Europe's leading cruise turnaround port and home to the nation's second largest container terminal. The port 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 its excellent proximity to deep sea shipping lanes, completing import and export business.





## Strategic Land Reserve

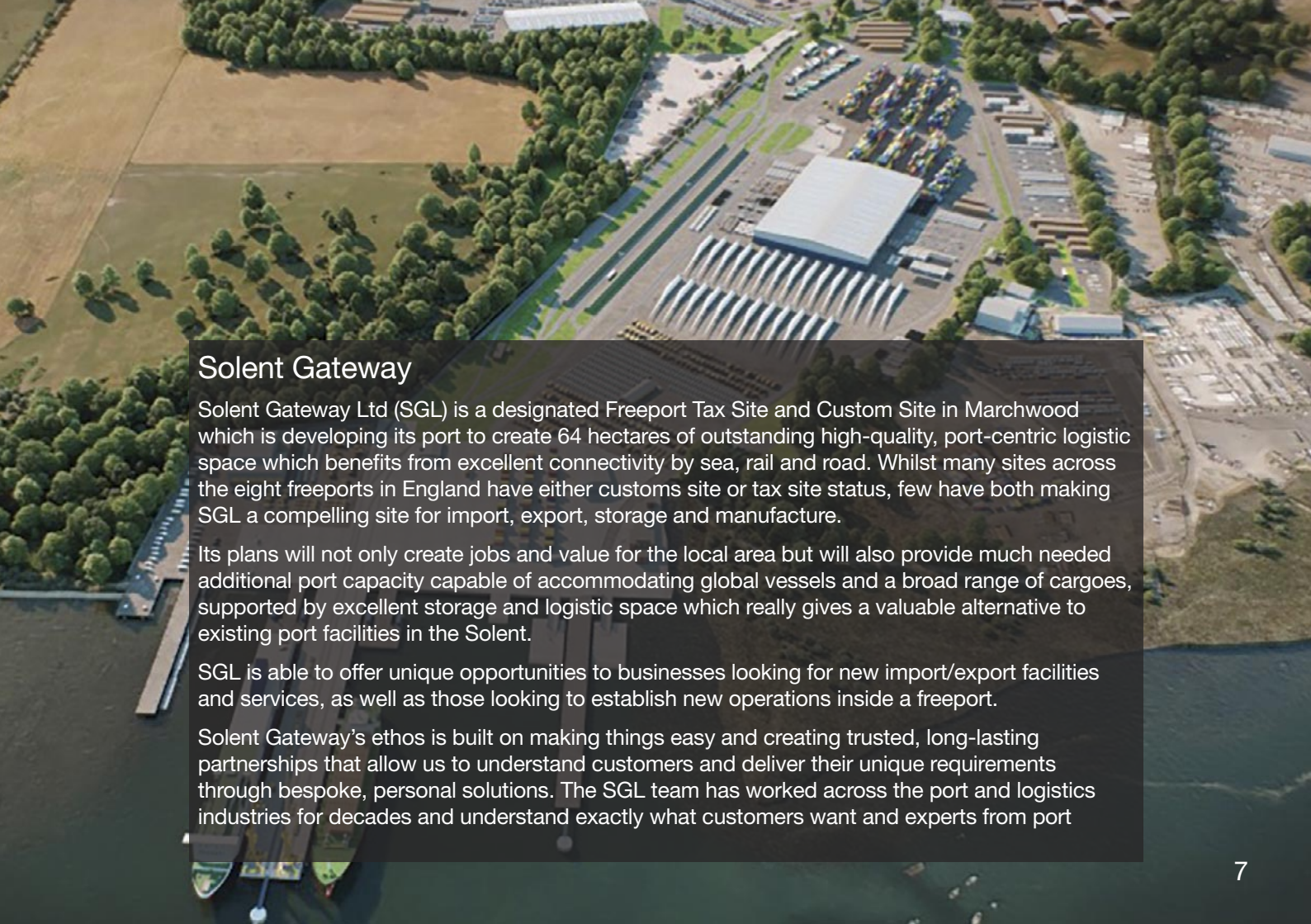
The Port of Southampton's Strategic Land Reserve represents one of the few deep-sea port development options in the UK. Offering over 100 hectares of development land, the Strategic Land Reserve can be optimised for your specific port development opportunities.

With access to the Port's main navigation channel and proximity to the main shipping lanes into Northern Europe, Southampton's geographical location offers unrivalled marine access.

The site can be developed to incorporate direct access to the strategic road network and configured to provide rail access to the rest of the UK.

The location offers an excellent opportunity at the UK's No.1 export port and is just across the water from DP World's container terminal. Southampton is also the UK's number one vehicle-handling and cruise port. The port 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 its excellent proximity to deep sea shipping lanes, completing import and export business.





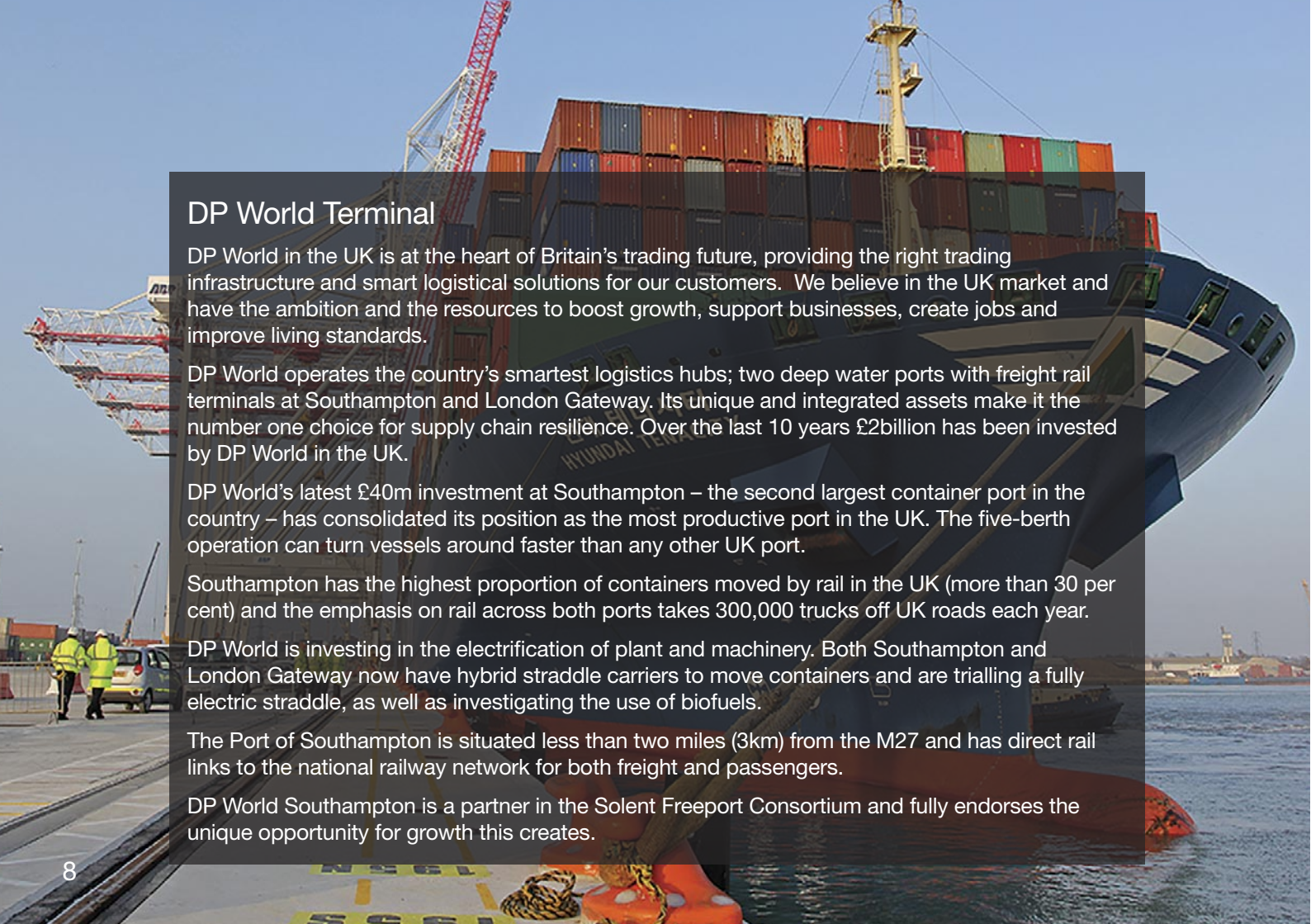
## Solent Gateway

Solent Gateway Ltd (SGL) is a designated Freeport Tax Site and Custom Site in Marchwood which is developing its port to create 64 hectares of outstanding high-quality, port-centric logistic space which benefits from excellent connectivity by sea, rail and road. Whilst many sites across the eight freeports in England have either customs site or tax site status, few have both making SGL a compelling site for import, export, storage and manufacture.

Its plans will not only create jobs and value for the local area but will also provide much needed additional port capacity capable of accommodating global vessels and a broad range of cargoes, supported by excellent storage and logistic space which really gives a valuable alternative to existing port facilities in the Solent.

SGL is able to offer unique opportunities to businesses looking for new import/export facilities and services, as well as those looking to establish new operations inside a freeport.

Solent Gateway's ethos is built on making things easy and creating trusted, long-lasting partnerships that allow us to understand customers and deliver their unique requirements through bespoke, personal solutions. The SGL team has worked across the port and logistics industries for decades and understand exactly what customers want and experts from port



## DP World Terminal

DP World in the UK is at the heart of Britain's trading future, providing the right trading infrastructure and smart logistical solutions for our customers. We believe in the UK market and have the ambition and the resources to boost growth, support businesses, create jobs and improve living standards.

DP World operates the country's smartest logistics hubs; two deep water ports with freight rail terminals at Southampton and London Gateway. Its unique and integrated assets make it the number one choice for supply chain resilience. Over the last 10 years £2billion has been invested by DP World in the UK.

DP World's latest £40m investment at Southampton – the second largest container port in the country – has consolidated its position as the most productive port in the UK. The five-berth operation can turn vessels around faster than any other UK port.

Southampton has the highest proportion of containers moved by rail in the UK (more than 30 per cent) and the emphasis on rail across both ports takes 300,000 trucks off UK roads each year.

DP World is investing in the electrification of plant and machinery. Both Southampton and London Gateway now have hybrid straddle carriers to move containers and are trialling a fully electric straddle, as well as investigating the use of biofuels.

The Port of Southampton is situated less than two miles (3km) from the M27 and has direct rail links to the national railway network for both freight and passengers.

DP World Southampton is a partner in the Solent Freeport Consortium and fully endorses the unique opportunity for growth this creates.



# Navigator Quarter

Navigator Quarter currently comprises three different land ownerships, joining Eastleigh Works to the North with Southampton International Airport to the South. Together, the site spans over 100 acres and is made up of a mixture of brownfield and greenfield land with potential to deliver a comprehensive redevelopment focusing on innovation, sustainability, and local employment. A total of over 120,000 m<sup>2</sup> of industrial, office and R & D space is planned to be delivered over the next 5 – 7 years.

Adjacent to the site, Southampton International Airport is one of the Central South's major transport hubs and is capable of handling over 2 million passengers a year. The airport as well as providing key links to the UK, Channel Islands and Regional Europe further benefits by having a link to national motorways less than a mile away and an adjacent mainline railway bringing a regular service to Central London to within an hour of the site. The airport is currently undergoing a period of major reinvestment, as plans to extend the runway and improve the terminal buildings are being progressed. The extension of the runway will allow a greater range of more modern aircraft to reach more destinations within Europe, increasing potential routes and attracting new airlines. The airport is a major employer in the area and has extensive involvement with local community, it has also made significant steps and continues to do so in reducing its carbon footprint through several sustainability strategies.

Eastleigh Works occupies a unique position as one of only a few privately-owned train servicing depots in the South of England with direct access to a main rail head. Arlington Fleet Services are currently the main operator on-site and have maintenance contracts with some of the UK's largest train operators. Furthermore, plans are now underway to start the redevelopment of some of the existing industrial units that have now reached the end of their useful economic life. This redevelopment will bring much needed modern accommodation for local businesses in the area.

Approximately 60% of the land at Navigator Quarter is currently 'green field' and ready for development, making this employment-led redevelopment suitable for a wide variety of businesses and employers that will align with the aspirations of the Solent Freeport. Master planning is currently underway, and the plan will incorporate uses such as Tech Box space, a science park, light industrial, distribution, and a hotel. As part of the redevelopment, Eastleigh will benefit from significant infrastructure upgrades including non-motorised transport initiatives.



# Dunsbury Park

In Portsmouth, the Solent Freeport will comprise of a customs zone at Portsmouth International Port and Portico and 45 hectares of un-developed land with full tax incentives at Dunsbury Industrial Park. Dunsbury Park is owned by Portsmouth City Council.

Dunsbury Park is an award-winning business park next to the A3(M) on the London/Solent corridor. This £140m+ project spans 45 acres which will deliver units from 20,000 sq ft to 200,000 sq ft and has planning permission for 665,000 sq ft of manufacturing industrial, distribution and office space. The whole site has superfast broadband and 9MVA power. Set in natural parkland, Dunsbury is already home to the global headquarters of outdoor lifestyle clothing brand Fat Face, BioPure international manufacturer of biopharmaceuticals, logistics giant DPD and Volkswagen specialists Breeze Motor Group.



## Portsmouth International Port

Portsmouth International Port is a customs site within the Freeport, owned by Portsmouth City Council and is considered the UK's best connected and second busiest ferry port, with a dedicated motorway junction, close to the main shipping channels and deep-water access. Complemented by its sister site Portico, which handles international trade and is responsible for managing 50% of the UK's bananas, Portsmouth's location has seen a rise in the variety of goods being traded including project cargo, break bulk, aggregates and agri bulk.







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**Dunsbury Park:** [www.investportsmouth.co.uk](http://www.investportsmouth.co.uk)

**Portsmouth International Port:** [www.portsmouth-port.co.uk](http://www.portsmouth-port.co.uk)

