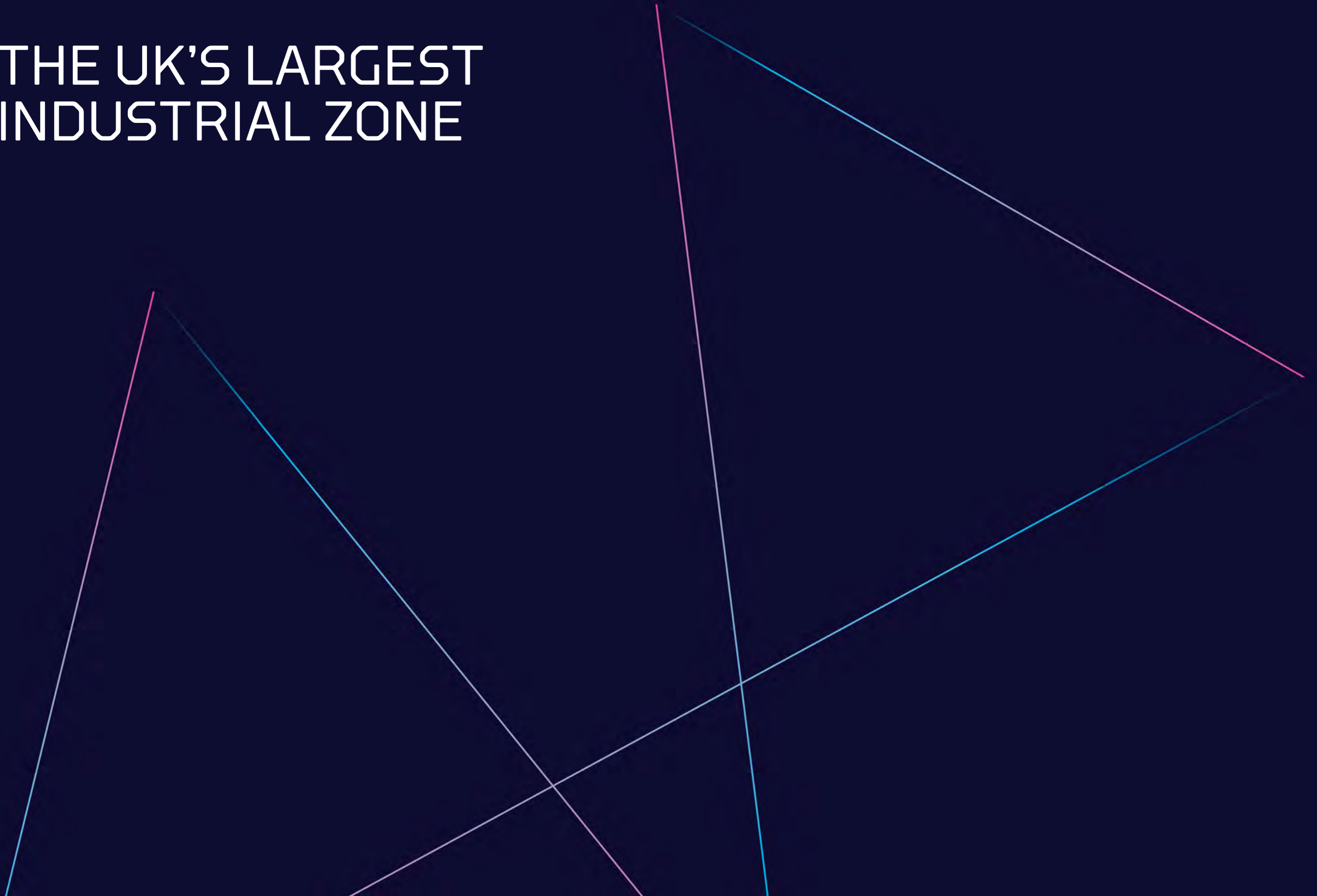


TEESWORKS

THE UK'S LARGEST
INDUSTRIAL ZONE



FOREWORD

Teesworks is at the heart of the UK's largest and first operational Freeport, unrivalled in its size, scale and opportunity compared with not just anywhere in the UK, but across Europe.

Backed with hundreds of millions of pounds of Government support, we have a 25-year vision for a world-class industrial site heavily focused on clean energy and advanced manufacturing.

When I talk to people about Teesworks, the first thing they think of is the former Redcar Steelworks, but this site is about so much more than that. The Teesworks area covers approximately 4,500 acres of land to the south of the River Tees.

Although we have only owned the vast majority of the land for a short time, there is so much happening on-site. Experienced property developers JC Musgrave Capital Ltd and Northern Land Management have been brought onboard as partners to help drive the project forward. We've already announced some huge projects that will create thousands of jobs once the land preparation work is complete, including SēAH Wind's offshore wind manufacturing facility and Circular Fuels' residual waste to renewable fuel plant.

This will be just a stone's throw away from Net Zero Teesside. This major initiative, by five of the world's largest oil companies, aims to lead the way in decarbonising the UK's economy by using Carbon Capture, Utilisation and Storage (CCUS). The scheme could capture and store up to 10million tonnes of CO₂ each year which is the equivalent to the annual energy use of more than three million homes.

Other key assets on the site include PD Ports, the UK's Northern gateway for global shippers, Redcar Bulk Terminal, the deepest port on the East coast of England and Northumbrian Water's treatment facility. An all-new new offshore wind port is currently under construction at

South Bank, supported with a new 1km heavy lift quay supported by a £107million investment from the UK Infrastructure Bank - its first ever investment. This is complemented by 500 acres for manufacturing, storage and handling facilities and global firm SēAH Wind's huge monopile manufacturing facility is already under construction on the site, paving the way for Teesworks to become the UK's premier location for offshore wind.

Nearby, Wilton International, also part of the Freeport, works in tandem with Teesworks and is one of the UK's most important locations for the process industry, offering low-cost utilities. Sitting at the heart of the Teesside Freeport, Teesworks is primely positioned for businesses to benefit from generous tax reliefs and simpler, more convenient planning and customs procedures.

And crucially, it is skilled, dedicated, passionate local people who are undertaking the redevelopment work to get it ready for investment. The hundreds of jobs we are creating and the investment we are bringing in will help us change the skyline of Teesside forever.

This is a site with a proud history and one which has touched the lives of so many people, but it also has an exciting future and together we can make it a site that everyone in Teesside is proud of again.



Ben Houchen
Tees Valley Mayor



4,5000 ACRES

EUROPE'S LARGEST
BROWNFIELD SITE.

WHY TEESWORKS?

Since 2015, more than £246million has been invested to prepare a development area delivering more than 14,500,000ft².

Teesworks is the UK's largest industrial zone and the heart of Britain's biggest and first operational report, unrivalled in size, scale and opportunity.

From the place that built the world, Teesworks will be a diverse, multi-sector setting, bringing together industry leaders to power Britain's carbon capture capital. The site itself offers immediate connectivity to Teesport, the North Sea, Europe and beyond, unlocking global markets for sustainable innovators and global pioneers. Alongside Teesport and Redcar Bulk Terminal, an all-new 1km quay is currently under construction at South Bank, specifically designed to serve the offshore energy sector.

As part of the Teesside Freeport, Teesworks is at the centre of the UK's largest tariff-free customs zone. This offers many advantages to businesses, including a package of tax relief to help drive jobs, investment and growth, streamlined planning processes and simplified customs procedures.

There's also a keen emphasis on long-term thinking and a more sustainable future.

Modern manufacturing combined with renewable activity and the clean energy sector will empower a resilient industrial cluster that's at the centre of a high-value, low-carbon circular economy.

Recent investment such as the bp-led Net Zero Teesside CCUS Project, SēAH Wind's £450million offshore manufacturing facility and Circular Fuels' residual waste to renewable fuel plant place the site firmly at the centre of the UK's Net Zero ambitions.

A highly skilled workforce specialising in manufacturing, engineering and offshore industries will be complemented by Teesworks Skills Academy. The new academy builds on the back of skillsets and the region's history of innovation, to enhance skills, showcase career opportunities and create a world-class workforce of the future.

Teesworks is governed by a welcoming local authority in Redcar and Cleveland Borough Council, making it prime location for large-scale modern industry, innovative manufacturing and global distribution.



KEY FACTS

- A diverse and agile multi-sector setting.
- Located at the heart of the Teesside Freeport.
- The UK's carbon capture capital.
- A gateway to global markets via sea, road, rail and air.
- An emphasis on sustainability, modern industry and renewable activity.
- A new 1km quay for offshore and renewable activities.



THE LOCATION

Teesworks is located on the banks of the River Tees within the Tees Valley in the North East of England.

Our region

The Tees Valley has a population of 700,000, and 2.5 million people live within an hour's drive.

Teesworks sits at the heart of the Teesside Freeport, benefitting from strategically important businesses, facilities, operations and other industrial assets. Immediately south of the site is the world-renowned Wilton International complex, home to some of the biggest chemical companies in the world.

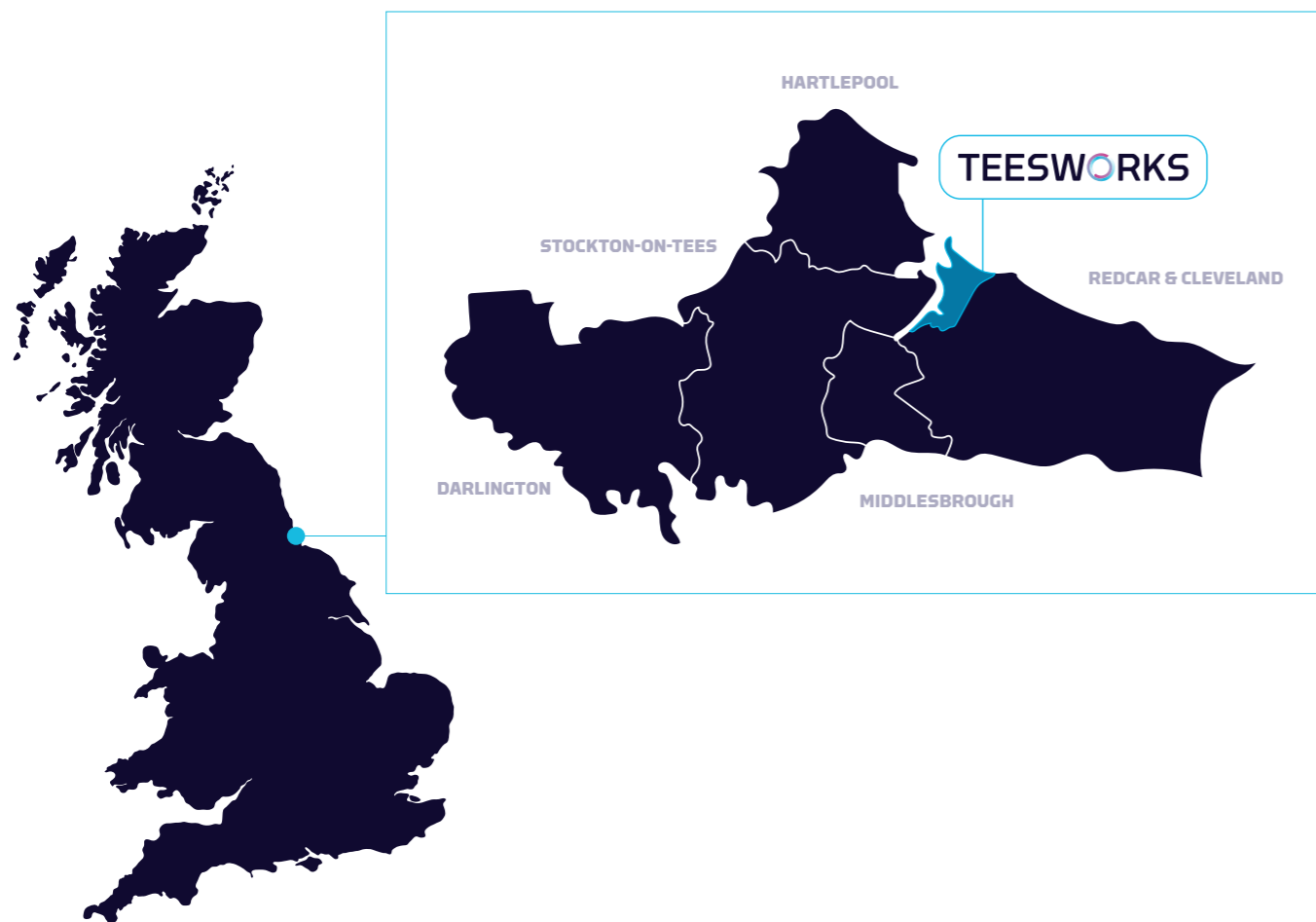
The region also offers one of the UK's most integrated industrial economies, with a supply chain made up of a wide range of firms. This legacy has nurtured the advanced manufacturing sector and attracted some of the most strategically important multi-national companies to the area; in fact, around 70% of regional businesses are internationally owned.

A rich history and an exciting future

The area has a rich history of industry and innovation, complemented by a highly skilled and readily available workforce. Specialisms include manufacturing, engineering, process chemicals and offshore industries which will also be enhanced by Teesworks Skills Academy.

Formerly the centre of the world's steel industry, today the Tees Valley is home to some of the most forward-thinking experts in low carbon technologies and process chemicals. This includes leading research and technology development organisations such as the Centre for Process Innovation (CPI), Materials Processing Institute and TWI.

The region is governed by one of only a few Metro Mayors in the UK — offering similar devolution powers to those in London, Manchester and Liverpool. This has helped empower a £588million investment plan agreed over the next ten years to support a fast-growing economy worth £13billion.



2.5 million people live within a 60-minute drive.



Strategically positioned at the heart of the Teesside Freeport.

THE REGION

With a richly diverse landscape, excellent value homes and outstanding educational settings, the Tees Valley offers a great standard of living for all.

From picturesque villages and charming market towns to a dramatic coastline and beautiful countryside, the region surprises and delights at every turn.

Whether it's country cottages, Victorian houses, modern new builds or executive apartments, there's a superb variety of homes to suit all incomes. The average house price is £142,237, which means people have more money to spend on the finer things, such as the area's thriving independent shops and eateries.

Nine out of ten Tees Valley primary schools are either good or outstanding, with colleges, apprenticeships and support schemes creating pathways for young people. Alongside excellent, high performing comprehensive schools, Yarm School, Red House School and Teesside High offer independent education for those aged between 3-18. Within an hour's drive there are

ten key universities, including Teesside, Durham, Newcastle, York and Leeds.

Stunning national parks such as the Lake District, the Yorkshire Dales and the Northumbrian Coast are just an hour and a half's drive away. Closer to home and visible from most parts of the Tees Valley, the North York Moors offer rolling hills and sweeping, natural beauty.

Thanks to convenient road and rail networks, nearby regions are also within easy reach. This includes York, Harrogate and Leeds to the south, as well as Durham, Newcastle and Edinburgh to the north.

When you bring all this together, fewer places in the UK offer a better quality of life than the Tees Valley. A place where green countryside, the blissful coast and the office are all less than 30 minutes away.

KEY FACTS

- The countryside and the coast on your doorstep.
- Outstanding schools and colleges.
- Average house price: £142,237.
- Ten universities within an hour's drive.



▲ Saltburn beach (top), Roseberry Topping (left) and Rockcliffe Hall (right).

A GATEWAY TO GLOBAL MARKETS

Teesworks is the UK's most well-connected Freeport, offering immediate connectivity via rail, road, sea and air.

Positioned at the mouth of the River Tees, Teesworks offers direct access to the North Sea, unlocking the trade hubs of Europe as well as gas and oil feeds, and Dogger Bank Wind Farm. The site itself encompasses the major port facilities of Teesport, Redcar Bulk Terminal and the under construction South Bank Quay.

As the UK's third largest port by tonnage, Teesport is owned and operated by PD Ports which handles more than 5,000 vessels, around 30million tonnes of cargo and 500,000 TEU every year. Further downstream, Redcar Bulk Terminal is one of the best deep water facilities of its kind in the UK and the deepest on the east coast of England. Capable of handling more than 13million tonnes of dry bulk cargo a year, the terminal is also HMRC approved to store uncleared goods and has the adaptability to accommodate other cargo.

The under-development South Bank Quay will see a 1km quay created to service the offshore energy sector, providing instant access to more than 500 acres of immediately adjoining manufacturing, storage and mobilisation facilities.

At the heart of a major export region, Teesworks also benefits from fast and reliable connectivity via road, rail and air. Modern infrastructure and convenient connectivity bring the UK's commercial, industrial and manufacturing regions closer together. The site boasts three rail freight service connections at strategic locations across the development. For passenger services, the East Coast Main Line makes central London reachable in just 2 hours 20 minutes, with similar journey times to Manchester and Edinburgh. Just over 15 miles away, Teesside International Airport provides a gateway to global destinations for both business and logistics, including twice daily flights to Amsterdam Schiphol.

i KEY FACTS

- The deepest port on the east coast of England.
- Immediate North Sea access, unlocking trade hubs and renewable projects.
- Part of a major export region, bringing connectivity to the rest of the UK, Europe and beyond.
- New 1km heavy-lift quay to service the offshore industry.

TEESSIDE INTERNATIONAL AIRPORT CONNECTIONS

Amsterdam Schiphol serving more than 100 worldwide destinations.

REGIONAL SKILLS

With one of the largest integrated industrial economies in the UK, the Tees Valley benefits from a readily available and highly skilled local workforce.

Specialisms include manufacturing, engineering and offshore industries, with businesses also benefiting from strong links with universities such as Teesside, Durham, Newcastle, Leeds and York; all of which are within a 60-minute drive.

The region itself invests heavily in its workforce, delivering an aligned and high-value skills system that provides a base for future economic growth. Local authorities and businesses work closely together to identify current and future workforce needs, in turn delivering an experienced and skilled labour pool.

The area's reputation as a powerhouse in industrial sectors also means that schools, colleges and further education establishments are focused around training the workforce to meet the needs of the local economy. These include Darlington, Hartlepool, Middlesbrough, Redcar & Cleveland and Stockton Riverside Colleges; which all deliver employer-led technical training including chemical and process, subsea, fabrication and welding.

This is alongside apprenticeship training providers such as Falck Nutec, a leading health and safety training provider for the offshore sector; TTE, the UK's largest technical training

organisation in the engineering, process and offshore sectors; NETA, which provides fully accredited courses and apprenticeships in the engineering and offshore sectors, and TWI, a global leader in technology and engineering services.

Complementing existing initiatives, the new Teesworks Skills Academy equips local people with the best skills possible to take advantage of the new opportunities that are being created onsite. The Skills Academy links investors, employment hubs, skills providers, jobseekers and apprentices to give the local workforce the skills and expertise that businesses at Teesworks will need to grow and succeed.

This will also continue the region-wide commitment to create a world-class workforce for the future, building on the back of core skills and the area's rich history of innovation and engineering.

For businesses and investors, it provides the opportunity to shape the region's workforce, helping to secure future employment and ensure local people can secure new jobs and meaningful, long-term careers.



i KEY FACTS

- A highly skilled workforce specialising in manufacturing, engineering and offshore industries.
- An all-new academy to equip local people with the skills to take advantage of new opportunities.
- Region-wide commitment to create a world-class workforce.
- A large proportion of businesses with high staff retention rates, including sectors such as advanced manufacturing.

THE TEESSIDE FREEPORT

Covering 4,500 acres – the equivalent to 2,550 football pitches – Teesside Freeport is the UK’s biggest and first operational Freeport, unrivalled in size, connectivity and opportunity.

Located at its heart is Teesworks, covering 4,500 acres of land for offshore wind, clean energy, advanced manufacturing and the chemicals and process sectors.

The region’s Freeport status means businesses will benefit from a wide package of tax reliefs, simplified customs procedures, streamlined planning processes and government support to promote regeneration and innovation.

Tax incentives for businesses investing within the Teesside Freeport include: 0% National Insurance contributions for up to the three years per employee on earnings up to £25,000 per annum; up to 100% relief from business rates on certain business premises; enhanced tax relief for companies investing in qualifying new plant, machinery assets and buildings;

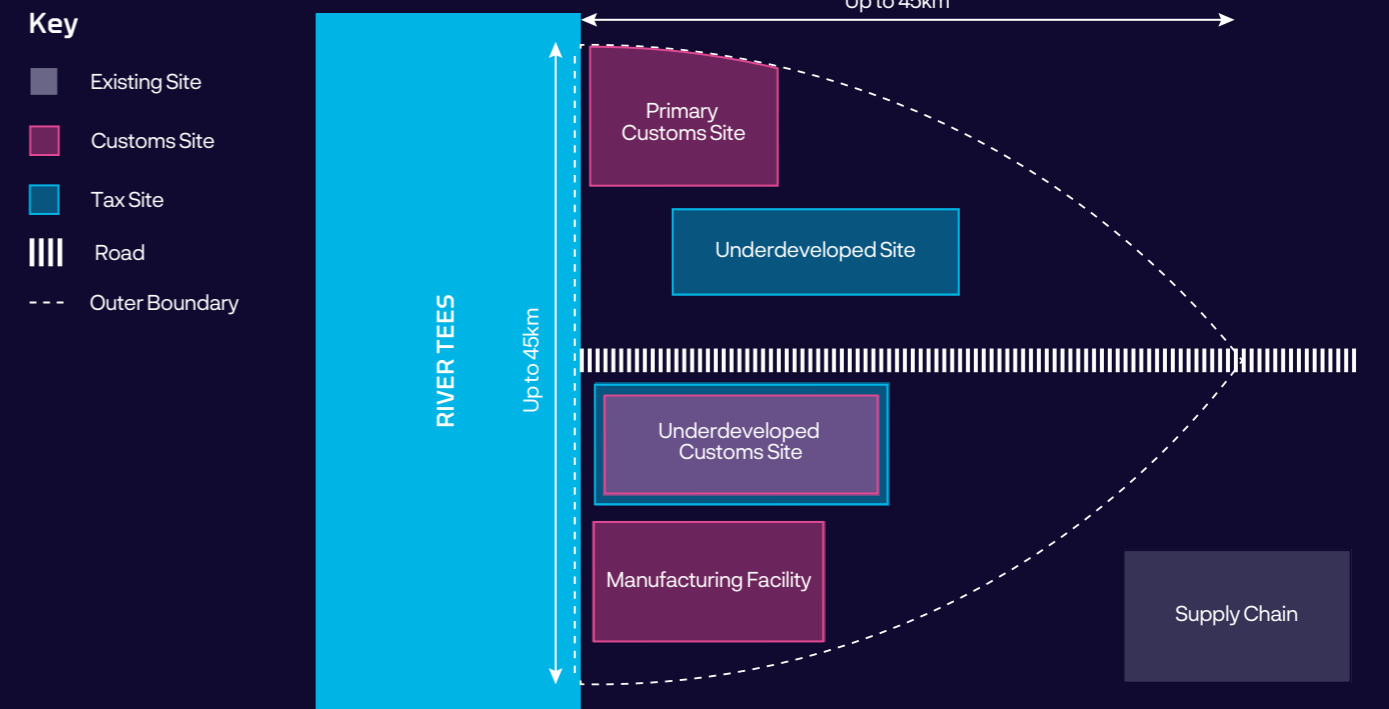
duty deferral while the goods remain on site, and duty inversion if the finished goods exiting the Freeport attract a lower tariff than their component parts.

This special and secure economic zone enables business to be carried out inside a country’s land border, but where different customs rules apply. While located geographically within a country, they essentially exist outside its borders for tax purposes.

Companies operating within the Freeport area can benefit from deferring the payment of taxes until their products are moved elsewhere, or can avoid them altogether if they bring in goods to store or manufacture on site before exporting them again.

KEY FACTS

- Teesworks sits at the heart of the Teesside Freeport.
- The largest low tax customs zone in the UK and the first to be operational.
- Businesses will benefit from a wide range of tax reliefs.
- Simplified customs procedures and streamlined planning processes will reduce administrative burdens and promote both regeneration and innovation.





EXISTING BUSINESSES

- 1 Anglo American**
Anglo American's £3.2 billion Woodsmith Mine project will provide access to export for the world's largest polyhalite mine, delivered by a 23 mile tunnel and conveyor system from its mine in North Yorkshire.
- 2 BOC**
BOC is a leading provider of gases to industrial operators in the area. It's an important asset to the site and is currently supplying nitrogen to support the operation of Teesworks.
- 3 British Steel**
Operating the world-renowned Teesside Beam Mill, British Steel occupies around 300 acres of Teesworks and the majority of the Lackenby zone. Its current operations focus solely on the production of long sections and profiles such as steel beams and columns.
- 4 Hanson**
Hanson UK is one of the largest building materials manufacturers in the world and a leading supplier of cement products. Its Teesport ready-mixed concrete plant is used on major construction projects, as well as a range of residential uses.
- 5 MGT**
MGT's £650 million biomass power plant is the largest of its kind. Fuelled by woodchips and pellets, it has the capacity to generate electricity for the equivalent of 600,000 homes.
- 6 Net Zero Teesside**
In partnership with local industry and world class partners, Net Zero Teesside aims to deliver the UK's first zero-carbon industrial cluster, capturing the same amount of energy annually as more than three million homes.
- 7 Northumbrian Water**
Northumbrian Water operates a state-of-the-art effluent treatment facility at Teesworks, serving the major industrial complexes in the area.
- 8 PD Ports**
As the Statutory Harbour Authority and owners of Teesport, PD Ports is one of the UK's major port groups. Teesport itself is the region's gateway to global markets, offering deep water facilities and lock-free access to the North Sea.
- 9 Redcar Bulk Terminal (RBT)**
RBT is one of the best deep water facilities of its type in the UK. Its 320 metre long quay can accommodate vessels up to 17 metres draft and it's also approved for the storage of uncleared goods.
- 10 SēAH Wind**
Construction is under way on SēAH Wind's £450 million monopile manufacturing facility at the South Bank site – the biggest of its kind in the world. The facility will produce between 100 and 150 monopiles per year which will be transported directly from the factory to Teesworks' under-construction South Bank Quay before heading to the North Sea for installation.
- 11 Tarmac**
As part of CRH, Tarmac is the UK's leading sustainable building materials and construction solutions business. From its South Bank site, it supplies high-quality asphalt and industry-leading solutions nationwide.

NET ZERO TEESSIDE

Capturing up to 10million tonnes of CO₂ emissions a year

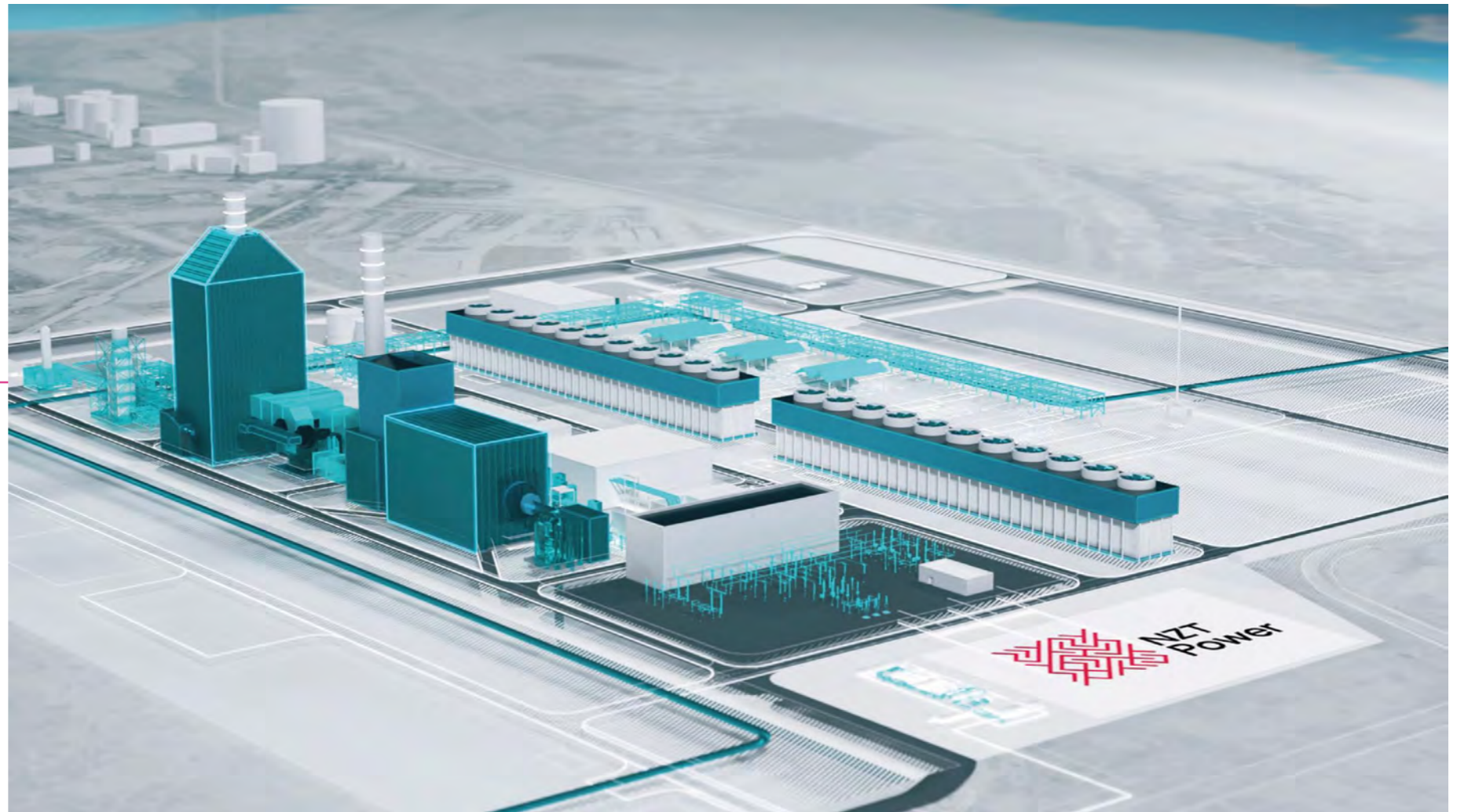
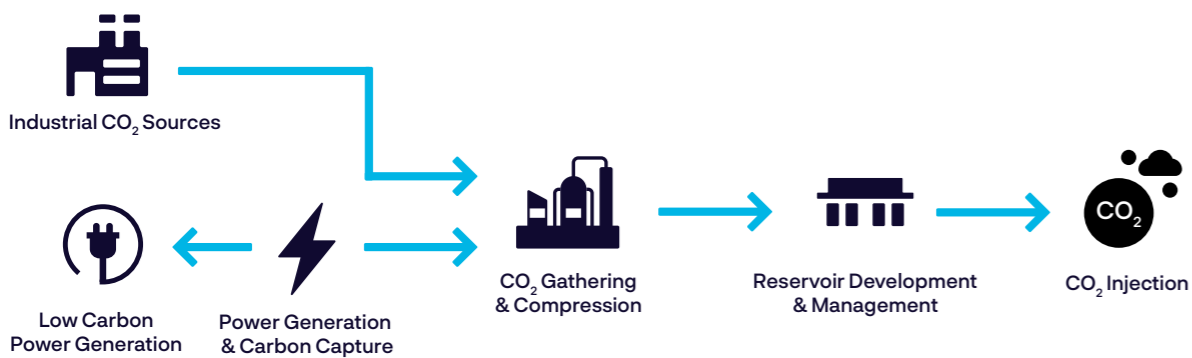
Teesworks is home to Net Zero Teesside, the UK's premier Carbon Capture, Utilisation and Storage (CCUS) project. The consortium of some of the world's largest oil companies led by bp, has partnered with Zero Carbon Humber, a similar project, to form the Northern Endurance Partnership. Net Zero Teesside aims to deliver the UK's first zero-carbon industrial cluster, capturing the same amount of energy annually as more than three million homes.

As a Carbon Capture, Utilisation and Storage (CCUS) project, Net Zero Teesside is set to decarbonise the area's carbon-intensive

businesses by as early as 2030. In line with national efforts and Teesworks' clean energy commitment, it will help reduce impact on the climate.

The process involves removing carbon dioxide emissions and storing them deep underground, preventing them from being released into the atmosphere. As a greenhouse gas, carbon dioxide contributes towards climate change, so removing carbon dioxide from industrial emissions is vital to ensuring the future of carbon-intensive industry.

PROCESS



KEY FACTS

- UK's first carbon capture, utilisation and storage facility.
- Aims to capture 10million tonnes of CO₂ per year – the equivalent of three million homes.
- Key to ensuring the future of carbon-intensive industry.
- Aligned with the Government's carbon-neutral agenda.
- Part of the East Coast Cluster's Northern Endurance Partnership.

WHO THEY WORK WITH



MASTERPLAN

Transforming Europe's largest brownfield site into a sustainable, agile and diverse, multi-sector setting.

"Teesworks is a site of global significance which will attract investment from around the world creating thousands of high-quality jobs for generations of local people to come. We fully back the vision for the site, Redcar & Cleveland Borough Council's flexible planning regime will ensure that a world-class industrial zone is delivered at Teesworks in a timely and sustainable manner."

**COUNCILLOR MARY LANIGAN,
LEADER OF REDCAR & CLEVELAND BOROUGH COUNCIL**



11 ZONES

CONSISTING OF
AGILE, DIVERSE,
MULTI-SECTOR
ACTIVITY.

KEY

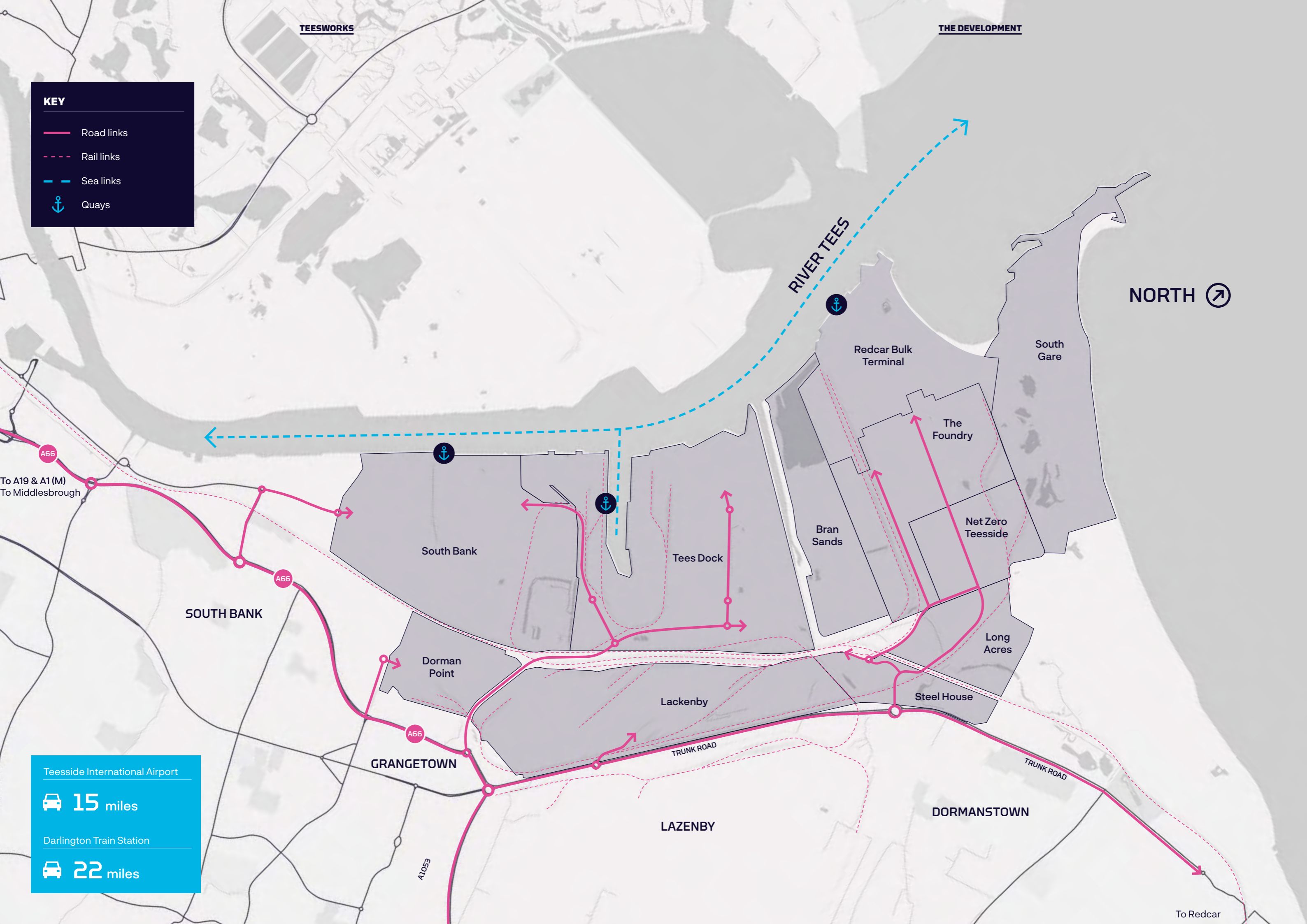
- Road links
- Rail links
- Sea links
- Quays

Teesside International Airport

15 miles

Darlington Train Station

22 miles



TEESWORKS

THE DEVELOPMENT

NORTH ↗

To Redcar

SOUTH BANK

508 acres redeveloped with direct access to an all-new 1km quay.

South Bank is the westernmost point of Teesworks. Sitting on the banks of the River Tees, the zone can accommodate 4,500,000ft² for manufacturing, logistics and distribution. As a world class facility there's also potential for an additional 500,000ft², offering ample space for growing businesses and expanding enterprises.

A dedicated heavy-lift quay will service the offshore sector, offering a 125 acre hardstanding for manufacturing, storage and mobilisation. With immediate access to the River Tees and the North Sea, the 1km quay will provide global firms with 500 acres of development land, as well as unlocking the wider Teesworks site. The zone is primely positioned for activity relating to Dogger

Bank — the world's largest offshore wind farm, located 80 miles off the North East coast.

SēAH Wind's monopile manufacturing facility is currently under construction at the site. The largest of its type in the UK, the 1.13million ft² facility will produce bases for offshore wind turbines, taking advantage of the favourable location and assets. It is expected the South Bank will house up to three manufacturers to support the development of the next-generation offshore wind projects.

KEY FACTS

508 Acres

- A new 1km quay for offshore and renewable activities.
- Berth pocket to 90 metres.
- Berth depth to -15.6 metres.



DORMAN POINT

1,500,000ft² for diverse commercial activity.

Named after one of the grandfathers of the Tees Valley steel industry, Dorman Point has seen £13.5million invested to transform its 143 acres into a diverse commercial zone. An energy from waste scheme will reduce any occupier's carbon footprint and help meet clean energy commitments.

Site preparation has already begun with a new gateway roundabout delivering access to the site.

Circular Fuels' £150million residual waste to renewable energy plant will be located on this site.

KEY FACTS

143 Acres

- Site preparation works ongoing.
- Energy from waste scheme approved.

LONG ACRES

2,000,000ft² for offices,
manufacturing, logistics and more.

Paying homage to another of Middlesbrough's founding fathers, Long Acres is a 2,000,000ft² development for manufacturing, logistics and distribution. The zone offers 430,000ft² office and incubator space for both well-established businesses and new start-ups.

Preparation has already started on the neighbouring Steel House, delivering a new gateway to Teesworks.

KEY FACTS

270 Acres

- 2,000,000ft² manufacturing and logistics space.
- 430,000ft² office and incubator space.
- Site preparation works ongoing.





THE FOUNDRY

5,000,000ft², neighbouring Net Zero Teesside and Redcar Bulk Terminal.

The Foundry encompasses 530 acres for a range of commercial uses. The zone is the ideal space for activity relating to manufacturing, logistics and distribution, with the neighbouring Redcar Bulk Terminal providing the deepest port on the east coast of England.

Planning permission has been secured and site preparations have begun.

KEY FACTS

530 Acres

- 5,000,000ft² development.
- Ideal for manufacturing, logistics and distribution.

LACKENBY

1,000,000ft², directly alongside British Steel.

Predominantly occupied by British Steel, Lackenby offers 126 acres for commercial uses including manufacturing, logistics and distribution.

i KEY FACTS

126 Acres

- 1,000,000ft² development.
- Predominantly occupied by British Steel.
- Ideal for manufacturing, logistics and distribution.



£246M

INVESTED TO
TRANSFORM MORE
THAN 2,000 ACRES.

INNOVATION & SUSTAINABILITY

Teesworks is committed to continuing the Tees Valley's rich history of innovation, with a wider reputation as a major hub for advanced manufacturing and engineering.

This includes sectors such as carbon capture, utilisation and storage, as well as hydrogen, offshore energy and process engineering.

It has one of the most integrated industrial economies in the UK and the supply chain is made up of a wide range of firms of all sizes. This legacy has nurtured the advanced manufacturing sector and attracted strategically important multinational companies to the area. This includes some of the most innovative and forward-thinking experts in low carbon technologies, with leading research and technology development organisations, such as the Centre for Process Innovation (CPI), Materials Processing Institute and TWI.

With close links to higher education and research and development establishments, the Tees Valley is internationally renowned for its advancements in leading technologies and innovation. Teesworks itself has the ability to facilitate the complete innovation journey; from research elements to full-scale implementation.

Combining these key attributes with scale and location makes Teesworks an attractive proposition for sector-leading pioneers and industrial innovators.

Offshore energy developments are also key, with 80% of all UK wind farms reachable within a 24-hour vessel time, including the nearby Dogger Bank. A highly skilled local workforce is complemented by the new under construction heavy-lift quay at South Bank. The 1km quay will specifically service the offshore energy sector. It will also provide instant access to more than 500 acres of manufacturing, storage and mobilisation facilities.

S&AH Wind's £450million offshore manufacturing facility is currently under construction at Teesworks and, with £20million of government backing, it is expected the South Bank will house up to three manufacturers to support the development of the next-generation of offshore wind projects.



SITE INFRASTRUCTURE

From road, rail and sea access to electric, gas and water supplies, Teesworks' infrastructure makes a ready-made home for all large-scale businesses.

The key cities of the North East, North West and Yorkshire are within easy reach, as well as major national routes such as the A1 and M1.

Teesworks is also served by a Network Rail line, offering passenger services to Redcar Station. This line connects to both Middlesbrough and Darlington where passengers can interchange for services throughout the country including London, Manchester and Birmingham. In addition to passenger services, the site boasts three freight service connections, strategically located across the development.

The River Tees is a nationally significant asset, with Teesport the third largest port by tonnage in the UK. Teesworks is served by three port terminals at Redcar Bulk Terminal, Teesport (operated by PD Ports) and South Bank Quay.

A private wire network offers both 11Kv and 66Kv connections to the National Grid, with current capacity of up to 400Mw available for new tenants. Northumbrian Water serves the major industrial complexes with residual operational capacity from its state-of-the-art effluent treatment facility at Teesworks. This is a key attribute for any potential industrial operators.

BOC is the leading provider of gases such as oxygen and nitrogen to operators in the area. It's a crucial asset to the site and is currently supplying nitrogen to support sitewide operations.

SITE MANAGEMENT

The South Tees Development Corporation, chaired by the Tees Valley Mayor, is tasked with regenerating the Teesworks site.

It is working with private sector partners who are bringing their expertise to drive forward the site's redevelopment to create jobs, secure investment and transform the region.

Essential communal infrastructure and services are managed by the Teesworks Estate Management Company Ltd.

The estate benefits from a diverse range of essential communal infrastructure and services available for the benefit of all site occupiers and users, including;

- Roads & Pathways
- Bridges & Subways
- Waterways & Culverts
- Landscaped Areas & Public Realm
- Perimeter Fencing
- Site Security Team
- Gatehouses, Induction Centres & Security Control Room



TEESWORKS

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TVCA | Tees Valley
Mayor

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To enquire about opportunities on the site contact



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