

BUILD TO SUIT SITES

PORT OF TYNE

4.5 - 35 acres (1.82 to 14.15 hectares)

Deep-water port access

Rail & Road Connected

PORT
of
TYNE



OVERVIEW

Port of Tyne comprises a land area of more than 600 acres encompassing both north and south banks of the River Tyne.

The port is one of the UK's most innovative and efficient deep-sea ports handling cargoes across five continents. Cargoes range from cars to containers and bulk goods to renewable energy and offshore.

BUILD TO SUIT SITES

Port of Tyne offers a number of development sites appropriate for the delivery of build to suit facilities ranging from 4 to 35 acres and able to accommodate up to 750,000 sq ft (subject to planning).

With excellent road and rail connectivity as well as access to its sea freight services Port of Tyne is the perfect location to accommodate your business needs.

PORT FACILITIES & CONNECTIVITY



Port of Tyne is a deep-water, lock-free safe haven, operational 365 days a year. Being a designated Safe port there are no length or beam restrictions for vessels in the entrance to the port. It benefits from a controlled depth of 10 metres below Chart Datum in the lower reaches of the port and 13 metres below Chart Datum at its principal, multi-user berth, Riverside Quay.



Port of Tyne is connected to the world, via feeder, RoRo, ferry and one-off ship calls. Container feeder services link to Felixstowe and Rotterdam while RoRo services connect to shortsea and deepsea destinations.



The port has 3 rail terminals with W9/W10 gauge clearance to the East Coast Mainline and a Channel Tunnel approved automotive rail terminal.

RIVERSIDE QUAY, TYNE DOCK

- Length = 875m
- Beam = 35m
- Depth = 13m at Chart Datum
- 1 Liebherr Container Gantry Crane (up to 40 tonnes - spreader, 44.2 tonnes - hook)
- 1 Liebherr LHM 550 Mobile Harbour Crane (140 tonnes at 15m radius)
- 4 Liebherr LHM 320 Mobile Harbour Cranes (all 100 tonnes at 17m radius)
- 2 Gottwald HSK6424 Rail Mounted Portal Harbour Cranes
- 3 Terexl Gottwald Eco Hoppers - 105 tonne capacity

Port of Tyne offers a dedicated team, delighted to assist with all aspects of your supply chain.

ENVIRONMENTAL COMMITMENT

In support of the Government's 25- Year Environment Plan, the Clean Growth Strategy and the Clean Growth Grand Challenge, and the UK Maritime 2050 Strategy, Port of Tyne commits to leading the maritime industry in environmental sustainability, ensuring that its impact on the marine environment, climate and air quality will be negligible.

The Port's ambition is to become an industry exemplar in green port services, leveraging the increasing research, technology and innovations to achieve climate change mitigation and adaptation.

Port of Tyne is committed to the following environmental objectives:

AUTOMATED ENVIRONMENTAL IMPACT

To create a strategy to automate the assessment and management of environmental impacts to ensure that everything undertaken considers the impact on the Port and region.

CLEAN ENERGY TEST-BED BY 2025

To ensure clean energy for the Port and our communities and the implementation of a programme that ensures the Port is nationally recognised as a test bed for clean energy trials by 2025.

NET ZERO GREENHOUSE GAS BY 2030

The Port and its infrastructure will be Net Zero GHG emitters by 2030.

COMMERCIALLY CLEAN BY 2030

The Port is committed to minimising regional environmental impacts and will use commercial measures to encourage clean technology and discourage technology that is damaging to the environment by 2030.



A1
8 miles

Newcastle
6.1 miles

A19

A1058

Royal Quays
Enterprise Park

West

East

South

Howdon Quay

Tyne Tunnel

Riverside

East

Tyne Clean
Energy Park

Central

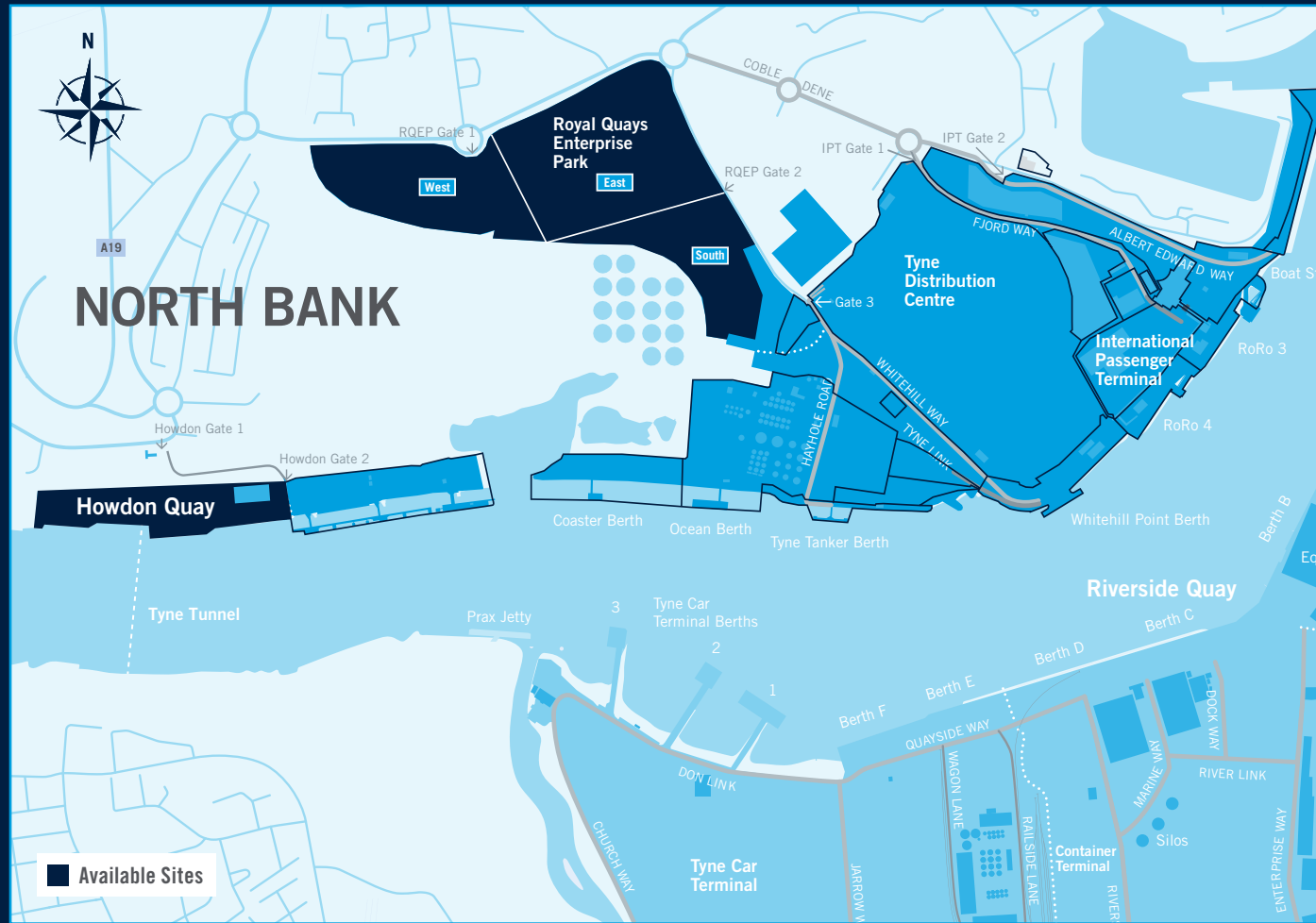
Church Bank

West

Site 60

A185

NORTH OF TYNE SITES



ROYAL QUAY ENTERPRISE PARK, NORTH SHIELDS

- Site areas from 5 to 35 acres (2.02 to 14.16 Ha)
- Capable of accommodating up to 750,000 sq ft (subject to planning)
- Enterprise Zone Status (12 hectares)
- Within 1 mile of the A19
- Quay access within ¼ mile

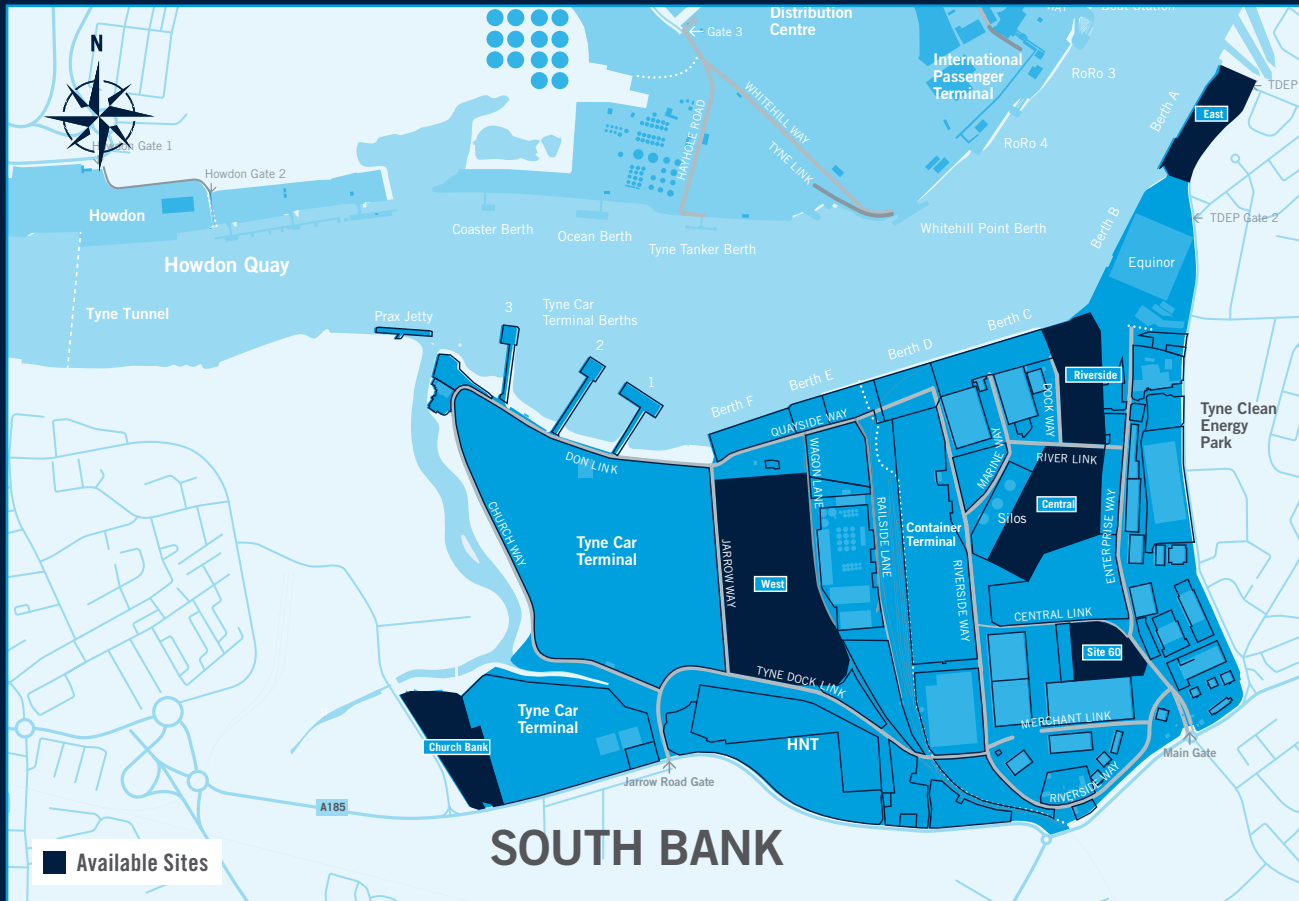
HOWDON QUAY

- Site areas of up to 5.87 Ha (14.5 acres)
- Capable of accommodating up to circa 300,000 sq ft (subject to planning)
- Direct quay access
- Within ½ mile of the A19 and Tyne Tunnel entrance

SCHEDULE OF SITES

Site	HA	Acres	Enterprise Zone	Berth access
1. Royal Quays Enterprise Park West	3.99	9.87	✓	Yes
2. Royal Quays Enterprise Park East	7.99	19.66	✓	Yes
3. Royal Quays Enterprise Park South	6.16	15.24		Yes
4. Howdon Quay	5.87	14.52		Direct

SOUTH OF TYNE SITES



SCHEDULE OF SITES

Site	HA	Acres	Access to rail / shipping	Direct Rail access	Direct Berth access	Enterprise Zone
1. Tyne Clean Energy Park East	3.70	9.14	✓		✓	✓
2. Tyne Clean Energy Park Riverside	2.36	5.85	✓		✓	
3. Tyne Clean Energy Park Central	2.11	5.21	✓			
4. Tyne Clean Energy Park West	8.73	21.56	✓	✓	✓	
5. Site 60	1.82	4.50	✓			
6. Church Bank, Jarrow	2.63	6.51				

TYNE CLEAN ENERGY PARK

EAST

- Site area of up to 3.70 Ha (9.14 acres)
- Enterprise Zone Status with attractive incentives
- Direct access to multiple riverside berths as well as container, RoRo and bulk cargo facilities
- Over 400 m of direct river frontage
- Access to port rail terminals

RIVERSIDE

- Site area of up to 2.36 Ha (5.85 acres)
- Direct access to berths on Riverside Quay
- Access to Port rail terminals

CENTRAL

- Site area of up to 2.11 HA (5.21 acres)
- Access to Port rail terminals
- Access to multiple riverside berths as well as container, RoRo and bulk cargo facilities

WEST

- Site area of 8.73 Ha (21.56 acres)
- Ability to accommodate up to 500,000 sq ft (subject to planning)
- Direct access to rail terminal
- Access to multiple riverside berths as well as container, RoRo and bulk cargo facilities

SITE 60

- Site area of 1.82 Ha (4.5 acres)
- Access to Port rail terminals
- Access to multiple riverside berths as well as container, RoRo and bulk cargo facilities

CHURCH BANK, JARROW

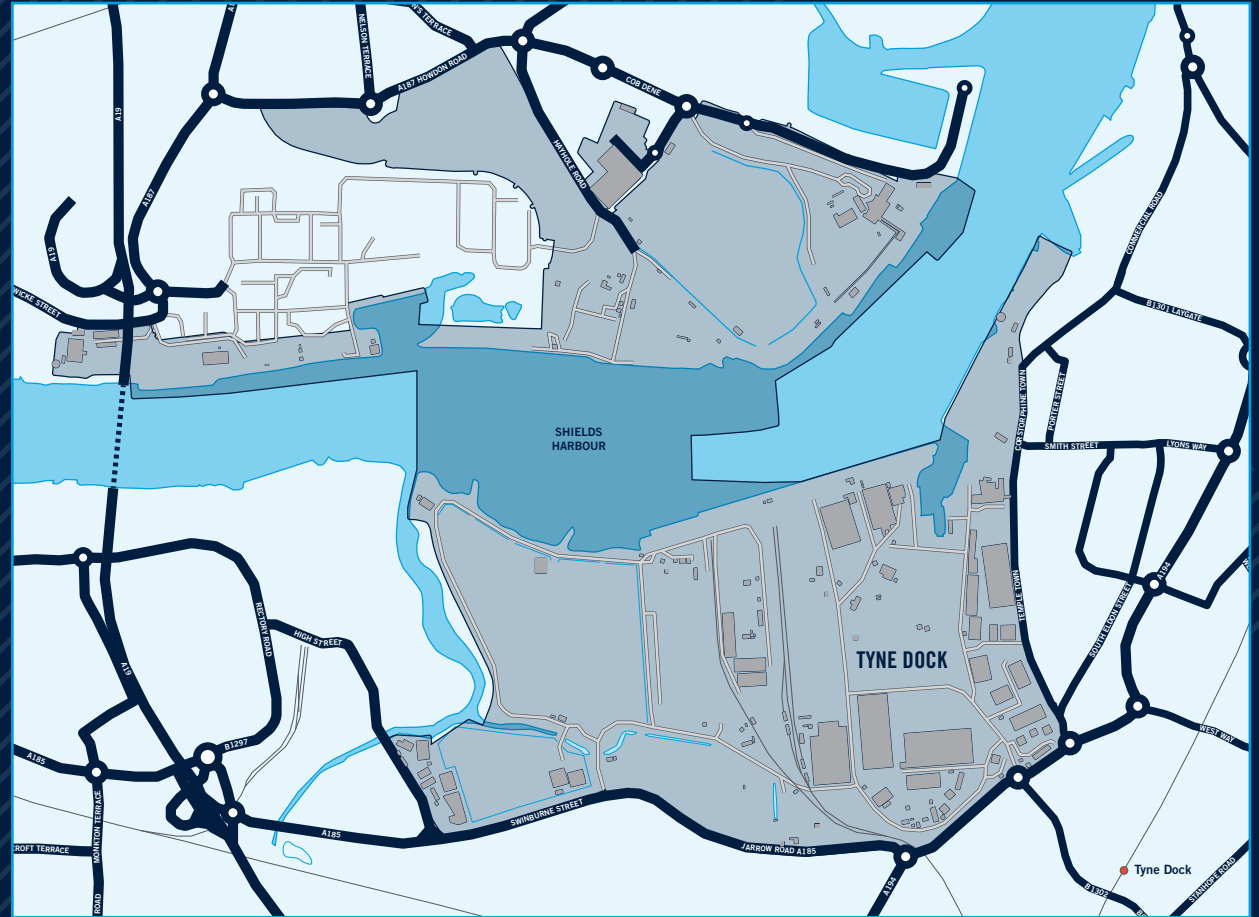
- Site area of 2.63 Ha (6.5 acres)
- Within 1 mile of A19 & Tyne Tunnel

LOCATION

Port of Tyne is situated on both north and south banks of the River Tyne approximately 11 miles east of Newcastle upon Tyne with its Tyne Dock facility (south bank) approximately 9 miles north of Sunderland.

Access to the region's road infrastructure is exceptional with the A19, one of the main arterial routes located within 2 miles from the port.

Location	Miles
Sunderland	9
Newcastle	11
Leeds	102
Edinburgh	113
Sheffield	131
Manchester	146
Glasgow	161
London	284



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