

**Humber International Enterprise Park**

# Port of Hull

HU12 8DS

**Make it.  
Move it.**



**Min and max single units  
possible 25,000 - 2,000,000 sq ft**

**183 hectares (453 acres)**

+ 85.6 hectares (212 acres) within the Humber Freeport Tax Assisted Zone

**ABP** | PROPERTY

**Make it. Move it.**

# Humber International Enterprise Park is one of a number of development sites that are ideally suited to port-centric manufacturing and logistics uses.

## Property

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

- + Single unit occupancy of **25,000 – 2,000,000 sq ft**
- + Site can be sub-divided to **suit occupier requirements**
- + **Bespoke design** and build opportunities

## Planning

**Outline planning permission** has been granted for construction at the site across multiple use classes.

- + **394,839 sq m** of employment floorspace B2, B8 and B1 floorspace
- + Up to 5,111sqm of **flexible commercial floorspace**, to include Classes A1-5, B1,C1, D1, D2
- + Associated landscaping and infrastructure

## People

Humber has a large workforce with broad and diverse experience across multiple sectors. The area is proud to host large players within sectors including Chemicals/ Pharmaceutical, Food Production, Advanced Engineering, Offshore Renewables, Land-based Power Generation and Ports and logistics.

- + 625,000 working age **between 16-64**
- + **Employment Rate** of working age residents **76%**
- + Wages **87% of National Average**

## Power

The site has the potential to deliver **100+ MVA**.

- + ABP continue to explore both solar and wind power energy generation on the site and bringing renewable power from our already in-situ 6.5MW roof mounted solar array on the port
- + Equinor's plans in the adjacent Saltend Chemicals Park include the creation of a low-carbon, hydrogen-based renewable energy source and a carbon capture pipeline out to the North Sea
- + We will work closely with **potential occupiers** to ensure their specific energy requirements can be accommodated

Humber International Enterprise Park is a prime development site situated at the heart of Port of Hull's estate.

85.6 hectares (212 acres) of the site is within the Freeport Humber Tax Assisted Zone. The site also has potential quayside access to the Port of Hull via a dedicated road/rail link offering the benefit of access to port facilities.



Established Newton Garth Habitat mitigation area

Hull Container Terminal

City Centre

A63

greenporthull  
SIEMENS Gamesa  
RENEWABLE ENERGY

P&O  
FERRIES

Port of Hull

SALTEND  
CHEMICALS  
PARK  
px

A1033

Proposed Rail link

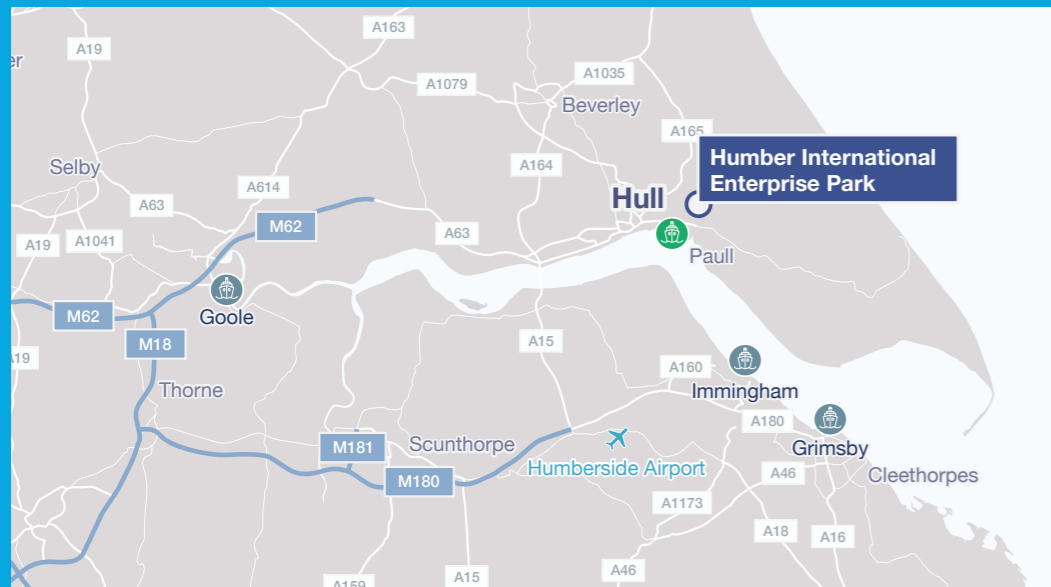
Access Road

New road

# Property

# Connectivity

The site lies adjacent to the city of Hull's eastern boundary and occupies an area between the Saltend Chemicals Park 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
- A1** 75.6km / 47 miles
- M62** 34.8km / 21.6 miles
- M18** 59.5km / 37 miles

## Rail

- On site rail access capability**
- Hull City Station** 9.2 km / 5.7 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.

## Air

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

## Key Cities

|                   |        |             |
|-------------------|--------|-------------|
| <b>Leeds</b>      | 105 km | 65.2 miles  |
| <b>Manchester</b> | 164 km | 101.9 miles |
| <b>Sheffield</b>  | 114 km | 70.8 miles  |
| <b>London</b>     | 330 km | 205.3 miles |
| <b>Glasgow</b>    | 476 km | 269.8 miles |
| <b>Edinburgh</b>  | 431 km | 267.9 miles |
| <b>Newcastle</b>  | 237 km | 147.7 miles |
| <b>Cardiff</b>    | 405 km | 251.8 miles |
| <b>Birmingham</b> | 229 km | 142.4 miles |

## RORO and LOLO Liner Services

| Operator    | Origin / destination | Service type | Frequency    |
|-------------|----------------------|--------------|--------------|
| P&O Ferries | Rotterdam            | RoRo         | Daily        |
| P&O Ferries | Zeebrugge            | LoLo         | 3 x per week |
| Finn Lines  | Helsinki             | RoRo         | Weekly       |
| Sunlines    | Antwerp              | General      | 3 x per week |
| Samskip     | Rotterdam            | LoLo         | 5 x per week |
| Samskip     | Amsterdam            | LoLo         | 3 x per week |
| iMotion     | Ghent                | LoLo         | 3 x per week |
| BG Freight  | Rotterdam            | LoLo         | Weekly       |

## Carbon Saving Route Analysis

Comparative journey times and Lower CO2 emissions by reducing land-based miles\*

[View Comparisons here](#)

\*Associated British Ports (ABP) commissioned the Logistics Institute (University of Hull) to compile this report in April 2019

# 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 Saltend Chemicals Park provides a strong presence in the chemical market.

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



## 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 site can be sub-divided to suit occupier requirements.

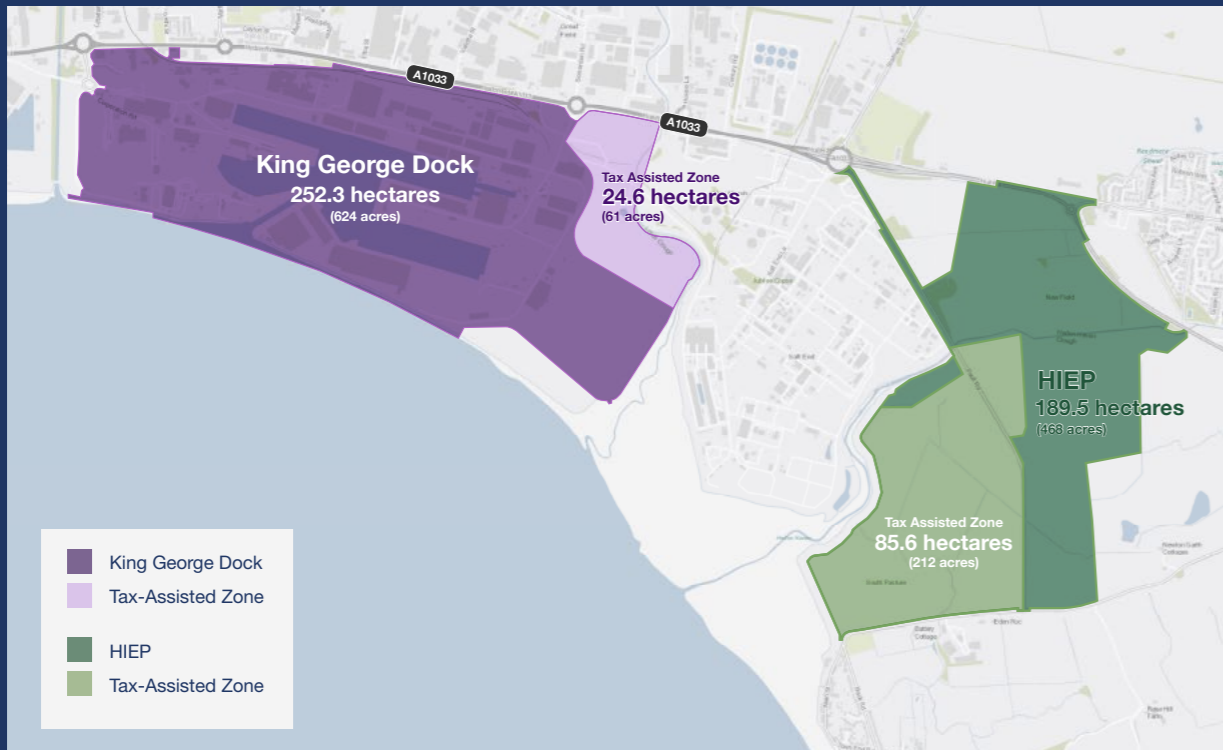
# A freeport tax-assisted zone

Locating in a freeport tax-assisted zone could save a business in excess of £6.05 million. The calculations illustrated are based on the following assumptions:

- + New 25 year lease
- + 250,000 sq.ft warehouse
- + Rent £6.50 psf pa
- + Total rent £1.625m pa plus VAT
- + Business rates assumed ~£800k pa
- + Employing say 500 net new people all earning above the £25k pa salary threshold
- + Assumes building completes 01/04/2023
- + Assumes end occupier is new to UK and complies with Freeport objectives



## Freeport tax-assisted zones



| Incentive   | Terms  | Relief  | Potential Saving    |
|---|--|---|---------------------|
| Stamp Duty Land tax relief from 01/10/21 to 30/09/26  | Applicable as long as tax point is before 30/09/2026           | 100%  | £0.35m              |
| Accelerated structures and buildings allowances where assets are brought into use between 01/04/21 - 30/09/26                     | Reduction in tax paid as % of the value of capital expenditure | Accelerated rate relief<br>Increase from 3% to 10% (on a straight-line basis)                       | TBC*                |
| 1st year allowances on plant and machinery purchased between 01/10/21 to 30/09/26   | Can deduct the full cost from profits before tax               | A 100% first year allowance on investment in most new plant and equipment                           | TBC*                |
| 5-year business rates 'holiday'<br>First relief point must be before 30/09/26   |  | 5 years   | £2.5m               |
| NIC Rate Relief: Up to 0% employer contributions to NIC for any new employee for three years available for claims before 05/04/26 | £2,130 pa per new employee<br>(3 years * 500 new employees)    | On earnings up to £25k pa – employees to spend at least 60% of their time in the Freeport tax zone. | £3.2m               |
| <b>TOTAL</b>  |  |   | <b>£6.05m + CAs</b> |

\*Figures shown are an example of potential cost savings available. Benefits will be specific to each organisation and dependent on multiple factors including tax structure.

# Demographics

## The Humber

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

## Employment Rate

of working age residents **76%**

## Wages 87%

of National Average

# 22,300

Apprenticeships within a **90 minute drive** area



Programme of investment totalling

# £1billion

is underway in Hull



The ABP Humber Ports support

# 23,000

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



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

# 4th

in the UK for job growth



# 525,000+

Trained workforce with NVQ2 – NVQ 4+



# 625,000

working age between 16-64



# 9%

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



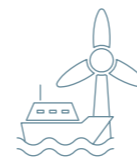
# 1m

residents



# 190,000+

student enrolments in Yorkshire & Humber in 2014/15



# 70 miles

All major UK North Sea wind farms within 70 miles of Yorkshire coast.



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](http://greenporthull.co.uk)

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



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

Since the £310m JV SGRE is now more than doubling the size of their offshore wind blade manufacturing facility.’



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## Indicative accommodation schedule

|              |              |                     |                        |
|--------------|--------------|---------------------|------------------------|
| Unit 1A      | Industrial   | 2,787 sq m          | 30,000 sq ft           |
| Unit 1B      | Industrial   | 1,858 sq m          | 20,000 sq ft           |
| Unit 1C      | Industrial   | 3,252 sq m          | 35,000 sq ft           |
| Unit 1D      | Industrial   | 1,858 sq m          | 20,000 sq ft           |
| Unit 2A      | Commercial   | 2,509 sq m          | 27,000 sq ft           |
| Unit 2B      | Commercial   | 465 sq m            | 5,000 sq ft            |
| Unit 2C      | Commercial   | 2,137 sq m          | 23,000 sq ft           |
| Unit 3       | Distribution | 23,226 sq m         | 250,000 sq ft          |
| Unit 4       | Industrial   | 11,613 sq m         | 125,000 sq ft          |
| Unit 5       | Distribution | 16,258 sq m         | 175,000 sq ft          |
| Unit 6       | Industrial   | 30,658 sq m         | 330,000 sq ft          |
| Unit 7       | Industrial   | 11,613 sq m         | 125,000 sq ft          |
| Unit 9       | Industrial   | 5,574 sq m          | 60,000 sq ft           |
| Unit 10      | Distribution | 37,161 sq m         | 400,000 sq ft          |
| Unit 11      | Distribution | 51,097 sq m         | 550,000 sq ft          |
| Unit 12      | Industrial   | 23,226 sq m         | 250,000 sq ft          |
| Unit 13      | Distribution | 41,806 sq m         | 450,000 sq ft          |
| Unit 14      | Industrial   | 13,936 sq m         | 150,000 sq ft          |
| Unit 15      | Distribution | 116,129 sq m        | 1,250,000 sq ft        |
| Unit 16      | Distribution | 2,787 sq m          | 300,000 sq ft          |
| <b>Total</b> |              | <b>399,950 sq m</b> | <b>4,305,000 sq ft</b> |

Indicative master plan for the site. The site can be sub-divided to suit occupier requirements.

ALL ANNOTATIONS ARE INDICATIVE ONLY.

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Move it.**

# Contacts

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## Tenure

The site offers leasehold opportunities for bespoke development to meet individual requirements. Terms available on application.

## Services

Mains services consisting of electricity, water and drainage will be made available to site and can be connected at an additional cost to the incoming tenant.

## 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 and providing on-site security.



## Delivering 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.

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

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