

**Redbridge Development Site**

# Port of Southampton

Western Docks, SO15 0AL

**Make it.  
Move it.**



**Min and max single units  
possible up to 600,000 sq ft**

**9 hectares (22 acres)**

The site benefits from Freeport tax zone status

**Make it. Move it.**

# Redbridge offers a unique opportunity to locate your business in a Freeport tax zone within the Port of Southampton

## Property

The site has an area of circa **9 hectares (22 acres)** of development land in the Port of Southampton, with a road/rail link connecting the site with key UK networks.

- + Single unit occupancy of **up to 600,000 sq ft**
- + Site can be sub-divided to **suit occupier requirements**
- + **Bespoke design** and build opportunities

## Planning

The site is designated for port-related uses within Southampton City Council's Local Development Plan.

- + Close proximity to **M271** for access to **M27** and **M3**
- + Immediate access to on-site rail freight terminals
- + Adjacent to DP World's deep-sea container terminal

With experienced, in-house resource and a proven track record of delivering substantial infrastructure projects, ABP Southampton is in a unique position to facilitate rapid planning and development.

## People

An internationally recognised economic hub, the Solent region has a large workforce across a number of sectors, including technology, healthcare, retail and financial services. Southampton employs a critical mass of port, maritime and logistics workers. The Port, a major employer in the city, serves as a key node in local, national and international supply chains.

- + 588,300 working age **between 16-64**
- + **Employment Rate** of working age residents **77%**
- + Wages **+1% of National Average**

## Power

There are a range of power solutions available.

- + ABP continues to explore and implement solar power energy generation on the port estate
- + We will work closely with **potential occupiers** to ensure their specific energy requirements can be accommodated
- + Decarbonisation is a core objective of ABP and we can work with you to design a scheme that meets your own sustainability objectives

Redbridge is a prime development site located in the heart of the Port of Southampton's thriving Western Docks.

The site falls within the Solent Freeport and is a confirmed tax site, with suitability as a customs site. Redbridge enjoys excellent transport connections, with rail, road and deep-sea access on its doorstep. Southampton International Airport is just a short distance away.

We can work with you to build bespoke facilities of up to 600,000 sq ft to meet your needs and achieve your ESG goals. Development will be BREEAM Excellent and can incorporate solar generation.

Southampton is the UK's No.1 export port

DP World Container Port

Redbridge Development Site

# Property



# Gateway to the World

The Port of Southampton is a hub of global activity. Close to major shipping lanes, it's the undisputed gateway to the world, handling billions of pounds' worth of goods every year.

**£71bn**

of goods come through the port every year

**14 Million**

tonnes of commodities handled every year

**No.1**

automotive port 850,000 units annually

**2 Million**

passengers annually at Europe's leading cruise turnaround port

RORO, LOLO and rail freight services operate in the port every day.



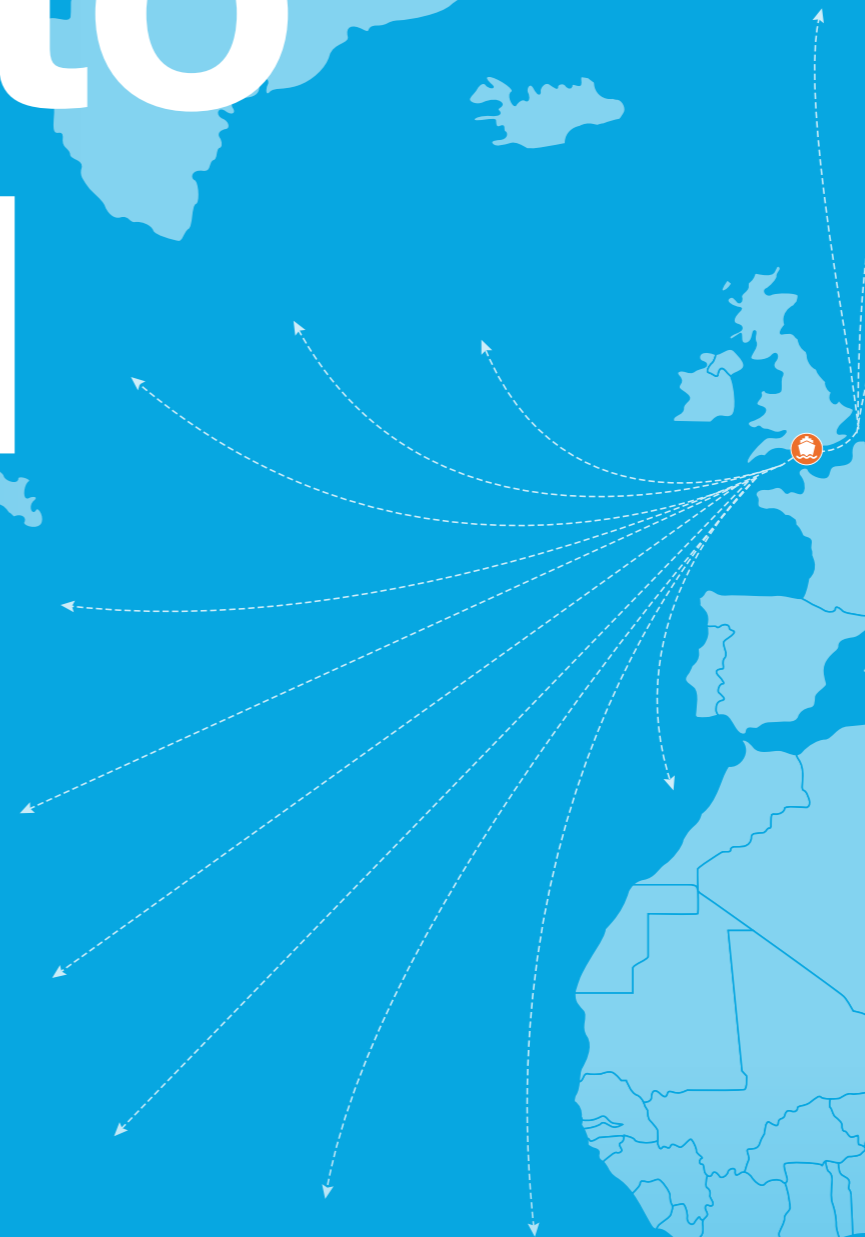
RAIL



RORO



LOLO



From Shanghai to Rotterdam, Baltimore to Dakar, Southampton is a vital node in global supply chains and a natural choice for business.

# Gateway to Britain

The Port of Southampton is ideally located for national distribution, offering fantastic access to the road network serving Great Britain. The port's rail freight terminals complement multimodal business models and Southampton's unrivalled access by sea and air offers an all-round seamless transport experience.

## Road

- M271** 5 km / 3 miles
- M27** 12 km / 7 miles
- M3** 20 km / 12 miles
- A34** 29 km / 17 miles

## Rail

- On-site rail freight services**
- Southampton Central Station** 5km / 3 miles

## Sea

ABP operates 21 ports around the UK.

## Air

With flights to the UK and beyond, the Solent region is well served by major airports.

- Southampton Airport** 16km / 10 miles
- Bournemouth Airport** 48km / 30 miles
- Heathrow Airport** 113km / 70 miles
- Gatwick Airport** 150km / 93 miles

## Distance from the port

<b>Winchester</b>	25.8 km / 16 miles	24 mins
<b>Basingstoke</b>	56.8 km / 35.3 miles	40 mins
<b>Reading</b>	82.7 km / 51.4 miles	1 hr 8 mins
<b>Central London</b>	133.5 km / 82.9 miles	1 hr 48 mins
<b>Bristol</b>	172.3 km / 107 miles	1 hr 50 mins
<b>Cardiff</b>	222.3 km / 138.1 miles	2 hrs 26 mins
<b>Birmingham</b>	233.5 km / 145.1 miles	2 hrs 27 mins
<b>Manchester</b>	366.6 km / 227.8 miles	4 hrs 2 mins
<b>Glasgow</b>	693.8 km / 431.1 miles	7 hrs 1 min
<b>Edinburgh</b>	696.9 km / 433 miles	7hrs 35 mins

Distances and drive times sourced from AA Route Planner



# Opportunity

This 9-hectare, 22-acre site offers businesses a brilliant opportunity to create a base in one of the most sought-after locations in the south of England – an area at the heart of the successful Solent Freeport bid.

As well as confirmed Freeport tax site status, the site's suitability as a potential customs site offers benefits including duty suspension, inversion and re-export exemption, as well as simplified customs procedures to import, store or process goods.

With unrivalled connectivity, the site's proximity to rail, major road networks and deep-sea shipping lanes makes it a compelling prospect for business seeking excellent connectivity.

The five-berth DP World Container Port, the second largest in the UK, is adjacent to the site, while the Port's onsite rail freight terminals offer great access to the UK's rail network.

And with the London to Weymouth main line railway just next door, London Waterloo is a little over an hour away.

We can work with you to build bespoke facilities of up to 600,000 sq ft to meet your needs.

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

There is potential for a number of bespoke development opportunities. The site can be sub-divided to suit occupier requirements.



# Save by locating in a Freeport tax zone

Locating in a Freeport tax zone could save a business in excess of £4.5 million, including no business rates for first 5 years. Calculations illustrated are based on the following assumptions:

- + New 25 year lease
- + 100,000 sq ft warehouse
- + Rent £11.00 psf pa
- + Total rent £1.1m pa plus VAT
- + Business rates assumed ~550k pa
- + Employing circa 300 new people all earning above the £25k pa salary threshold
- + Assumes building completes 01/04/2024
- + Assumes the end occupier is new to the region, qualifies for the tax benefits and complies with the Freeport objectives



Incentive	Terms	Relief	Potential Saving
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 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' First relief point must be before 30/09/26		5 years	£2.75m
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 (3 years * 300 new employees)	On earnings up to £25k pa – employees to spend at least 60% of their time in the Freeport tax zone.	£1.9m
<b>TOTAL</b>			<b>In excess of £4.5m + CAs</b>

The Redbridge site can also take advantage of Freeports Customs Site status. Eligible businesses can take advantage of duty benefits such as duty suspension, inversion and re-export exemption, as well as simplified customs procedures to import, store or process goods.

\*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. Occupiers should obtain independent financial advice regarding whether they qualify for these tax benefits, and the amount of the allowances available to them. For more information on Freeports, see [www.gov.uk/guidance/freeports](http://www.gov.uk/guidance/freeports).

# Demographics

## Port of Southampton

is the UK's No.1 export port, No.2 import port and oversees more than **100,000** vessel movements a year across the harbour authority

### Solent Region

## Employment Rate

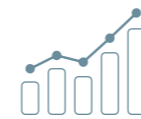
of working age residents **77%**

## Wages +1%

of **National Average**

## Apprenticeships

**£2m** Solent Apprenticeship & Skills Hub serving the area



### £7.8 billion

value of Southampton Economy



The Port of Southampton supports

### 45,600

jobs nationally



### Top 3

3rd ranked city for Good Growth  
In 2021 PWC report



### 42,000

businesses in the Solent area



### 588,300

working age between 16-64  
in the Solent region



### £422m

direct expenditure tourism brings to  
Southampton economy annually



### 1.25m

population of Solent area



### 3 world-class

universities in the Solent area



# Master plan illustration

There is potential for a number of bespoke development opportunities.  
The site can be sub-divided to suit occupier requirements.



**Make it.  
Move it.**

# Contacts

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



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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)

[makeit-moveit.abports.co.uk/redbridge](http://makeit-moveit.abports.co.uk/redbridge)

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