

ABP Business Park

Port of Cardiff

Longships Road, CF10 4RP

**Make it.
Move it.**

SITE A
1.67 Hectares
(4.14 Acres)

SITE B
3.59 Hectares
(8.88 Acres)

5.26 hectares (13.02 acres)

Leasehold Design & Build units ranging 1,393 sq m
(15,000 sq ft) - 9,290 sq m (100,000 sq ft)

ABP | PROPERTY

Make it. Move it.

ABP Business Park Cardiff is ideally suited to port-centric manufacturing and logistics uses.

Property

The sites have areas of **3.59 hectares (8.88 acres)** and **1.67 hectares (4.14 acres)** of development land and are located in the heart of Cardiff Port, just 1 mile from Cardiff city centre.

- + Single unit occupancy ranges between **1,393 sq m (15,000 sq ft) - 9,290 sq m (100,000 sq ft)**
- + Site can be sub-divided to **suit occupier requirements**
- + **Bespoke design** and build opportunities

Planning

Outline planning permission has been granted for development across multiple use classes:

- + B2 Industrial
- + B8 Storage and Distribution
- + With experienced, in-house resource, ABP Cardiff is in a unique position to facilitate rapid planning and development

People

1.5 million people live within the Cardiff Capital Region, 78.40% of the Cardiff population are economically active.

- + 195,500 skilled workforce with NVQ2+ qualifications
- + £574.90 average full time weekly wage - £38.20 below the UK average
- + 369,200 Cardiff population, projected to rise to 410,700 by 2030

Source: nomisweb.co.uk

Power

There is existing connectivity to the Port's power infrastructure and plans are underway to secure additional capacity to the site.

- + We will work closely with **potential occupiers** to ensure their specific energy requirements can be accommodated

Why could port-centric manufacturing and logistics work for your business?

If you're manufacturing, modifying and distributing goods locally, nationally and globally then locating at the heart of Britain's industrial and consumer supply chains has many advantages.

Ten key benefits of locating your business on our ports



Route optimisation – be at the heart of the UK consumer and industrial supply chains



Strategic land and property opportunities in key UK locations



Accessibility to port services



Access the green energy you need to power your supply chain and decarbonise your business



Multi-modal connectivity: link your supply chain with Road, Rail & Sea



CO₂ Savings



Established working relationships with LEP's, local and national government



Links to local educational institutions



Available local workforces



Capitalise on our expertise in planning, design and build

Connected to the World

The Port of Cardiff is one of the leading ports in South Wales and the UK. The port builds on a rich heritage of international trade and continues to serve businesses throughout Britain.

The Port supports 2,600 jobs nationally and contributes c.£180 million to the economy every year.

1.4 Million

The port handles 1.4 million tonnes of cargo annually

£180 Million

The port contributes £180 million to the economy each year

£1 Billion

investment underway to provide a first class South East Wales Metro network

Over 50

direct flights and over 900 connections from Cardiff Airport

The Port of Cardiff regularly services international shipping services to/from Scandinavia, the Baltic region, Ireland, NW Europe, Turkey and the Mediterranean, with vessels of up to 35,000 DWT

Gateway to Britain

ABP Business Park is strategically situated in Cardiff Bay, on the southern edge of Cardiff city centre and has excellent connectivity to Cardiff's main road network. The site benefits from access to both Junction 29 (east) and Junction 33 (west) of the M4 motorway via the newly extended A4232 dual carriageway as well as direct access to the centre of Cardiff, Wales' capital city.

Road

M4 J29	15.6km / 9.7 miles
M4 J30	11.5km / 7.1 miles
M4 J33	17.2km / 10.7 miles
M5 via M4	62.3km / 38.7 miles
M50	82km / 51 miles

Rail

The site benefits from direct rail access which can be extended into ABP Business Park to allow transportation of freight and products via the Great Western mainline.

Cardiff Bay Station	2.6 km / 1.6 miles
Cardiff Central Station	3.7 km / 2.3 miles

Sea

ABP Business Park benefits from direct port access and can accommodate deep sea trade. Other key ports in South Wales include ABP Barry, which is 8 miles or 28 minutes travel time from the site and ABP Newport, which is 14 miles or 36 minutes travel time from the site.

Air

Cardiff Airport	23.8km / 14.8 miles
Bristol Airport	80km / 50 miles
Birmingham Airport	194.3km / 120.7 miles
Heathrow Airport	218.7km / 135.9 miles

Distance from the port

Newport	23 km / 14 miles	29 mins
Bristol	70.2 km / 43.6 miles	54 mins
Swansea	70 km / 43 miles	55 mins
Birmingham	199 km / 123.6 miles	2 hrs 7 mins
Southampton	214 km / 132 miles	2 hrs 34 mins
London	241.9 km / 150.3 miles	2 hrs 57 mins

Distances and drive times sourced from AA Route Planner



Rail linked quayside access ideal for low carbon transportation





Cardiff

Be part of a thriving capital city

COMPUTER GENERATED IMAGE – ALL ANNOTATIONS / GRAPHICS ARE INDICATIVE ONLY

Demographics

1.5 Million

Cardiff Capital Region population

More than

1.6 Million

people live within a 45 minute commute of Cardiff

78.4%

of the population of Cardiff are of working age

£3.5 Billion

investment in capital region

4 International

Airports

within 140 minutes drive time



55%

of the workforce in Cardiff is qualified to degree level (NVQ4+)



3 Universities

based in Cardiff



75,000

students in the wider capital region



1,200

graduates enrolled in engineering courses at Cardiff University



70,000

people employed in manufacturing in Cardiff Capital Region



20+ Million

visitors annually to Cardiff spending £1 billion



COMPUTER GENERATED IMAGE

Existing Port Occupiers



Opportunity

The sites extend to approximately **3.59 hectares (8,88 acres)** and **1.67 hectares (4.14 acres)**, offering the potential for a range of uses, subject to planning. Available as a whole or in part, this exciting opportunity has the capacity to range between **15,000 - 100,000 sq ft** of new industrial / distribution accommodation in the city of Cardiff, the fastest growing capital city in Europe.

The Port provides multimodal facilities, including direct quayside access capable of accommodating vessels of 35,000 dwt and a newly constructed rail loading facility to facilitate rail handling services.

ABP has invested significantly in the port over the past few years, modernising infrastructure and supply customers with specialist storage solutions and handling equipment.

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

Specification

- + 5.26 hectares (13.02 acres) of brownfield development land
- + Outline planning consent granted for employment use (B2 and B8 use classes)
- + Situated in the Cardiff Capital Region
- + The port has the ability to accommodate deep-sea trade
- + The site is wholly owned by ABP and leasehold facilities can be designed and built to meet individual occupier requirements
- + The site has access to port-related utilities and services. A full assessment of available utilities will be provided on request
- + The site can be sub-divided to suit individual occupier requirements up to 15,000 - 100,000 sq ft
- + Excellent road access to Junctions 29 and 33 of the M4 motorway
- + Bespoke design and build opportunities available
- + Multi modal connectivity – road / rail / sea

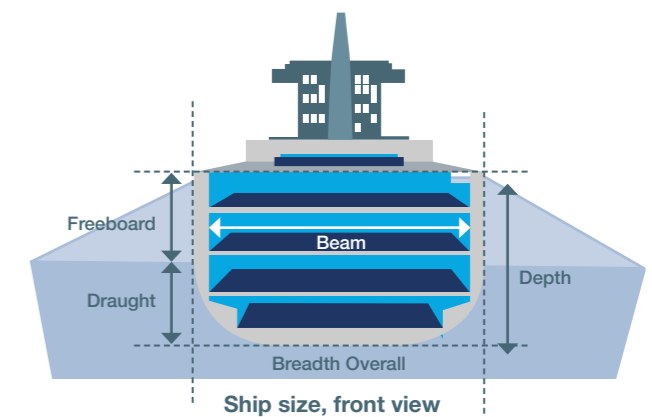
Potential Uses

- + Industrial
- + Port-related uses
- + Logistics
- + Warehouse
- + Manufacturing and processing

Port Services

The Port handles 1.4 million tonnes of goods annually. The port is a major hub for 'long product' steel, sea dredged aggregates, liquid bulks and construction materials including forest products and has expertise in bulk and break bulk cargoes.

The docks can accept vessels of varying sizes:



Draught: up to 10.0m

Beam: up to 26.0/27.0 m

Length: 198m

DWT: 35,000 tonnes.

(ABP can provide separate handling services quotation on application).

The prime development sites of approximately 3.59 hectares (8.88 acres) and 1.67 hectares (4.14 acres) situated in the heart of Cardiff Docks with rail access immediately adjacent, which could be extended into the site. The site benefits from excellent road connections via the port and Rover Way, in turn leading to the A48M and motorway network. The site also has the potential to benefit from direct access to port facilities.

SITE B
3.59 Hectares
(8.88 Acres)

SITE A
1.67 Hectares
(4.14 Acres)

Property



Option 1



Option 2



Master plan

An indicative master plan for the sites is shown opposite. Bespoke units can be built to suit specific occupier requirements.

Option 1

Unit 1	5,110 sq m	55,000 sq ft
Unit 2	3,716 sq m	40,000 sq ft
Unit 3	2,787 sq m	30,000 sq ft
Unit 4	4,645 sq m	50,000 sq ft
Total	6,258 sq m	175,000 sq ft

Option 2

Unit 1	5,110 sq m	55,000 sq ft
Unit 2	7,897 sq m	85,000 sq ft
Unit 3	929 sq m	17,000 sq ft
Total	13,936 sq m	157,000 sq ft

(All areas are quoted gross internal)

Strategic port-based development opportunities in key UK locations

Phase 1 of our port-centric manufacturing initiative:

- 1 Cardiff**
5.26 hectares 13.02 acres | Brownfield site (Outline planning permission granted)
- 2 Garston**
7.32 hectares 18.11 acres | Brownfield site
- 3 Grimsby**
36 hectares 89 acres | Brownfield site
- 4 Humber International Park**
183 hectares 453 acres | Greenfield site (Freeport tax-assisted zone)
- 5 Hull**
58.7 hectares 145 acres | Brownfield site (Freeport tax-assisted zone)
- 6 Immingham**
24.59 hectares 60.75 acres | Greenfield site
- 7 Ipswich**
7.46 hectares 18.43 acres | Brownfield site
- 8 Newport**
37.34 hectares 92.97 acres | Brownfield site – located in Cardiff Capital Region
- 9 Port Talbot**
34.23 hectares 84.58 acres | Brownfield site – Tier 1 Grant Assisted Area status
- 10 Southampton Redbridge**
9 hectares 22 acres | Brownfield site Freeport-tax-assisted Zone
- 11 Southampton Marchwood**
3 hectares 8 acres | Brownfield site



**Make it.
Move it.**

Contacts

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



Chris Yates

M: +44(0) 785 065 8050
E: chris.yates@cushwake.com

Rob Ladd

M: +44(0) 791 279 8717
E: rob.ladd@cushwake.com



Philip Cranstone

M: +44 (0)771 758 7726
E: philip.cranstone@cbre.com

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 ingoing 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

makeit-moveit.abports.co.uk/cardiff

Every effort has been made to ensure that the information contained in this document is correct and is believed to be so at the date of publication. Associated British Ports accepts no responsibility or liability for the accuracy of this document. The descriptions, measurements and/or area sizes contained therein are included as a general outline only, for the guidance of intended purchasers or lessees, and do not form part of any contract. Photographs and site or development land plans are indicative only.

April 2022