

PHASE TWO

TEESPORT LOGISTICS PARK

UP TO 11.7 HECTARES / 28.9 ACRES
SUITABLE FOR UP TO 44,365 SQ. M.
(477,230 SQ. FT.) OF WAREHOUSING



LAND AVAILABLE FOR DEVELOPMENT OR BUILD-TO-SUIT OPPORTUNITIES



A Brookfield Ports Company

WWW.PDPORTS.CO.UK



**APPROXIMATELY 117,100 SQ. M.
(1,260,000 SQ. FT.) OF NEW
BUILD WAREHOUSING
COMPLETED IN PHASE 1**



TESCO

**PHASE 1
COMPLETE**

ASDA

**POTENTIAL
PHASE 3**

**NEW RAIL
FREIGHT
TERMINAL**

PHASE 2

TEESPORT LOGISTICS PARK

**THE LARGEST RETAILER BACKED
PORTCENTRIC LOGISTICS PARK IN THE UK.**

Teesport Logistics Park isn't merely a vision for the future. We have already completed Phase 1 and attracted the investment of two of the UK's largest retailers in Tesco and Asda.

Phase 2 is planned to capitalise on this success and expand the park to meet the demands of modern retail warehousing and logistics operators.

PHASE 2 - UNIT 1

1.48 HECTARES

(3.66 ACRES)

WAREHOUSING FOOTPRINT 75,300 SQ. FT. 7,000 SQ. M.
TRAILER PARKING: 10 SPACES
CAR PARKING: 75 SPACES

11.7 HECTARES
(28.9 ACRES)

**OVERALL
DEVELOPMENT**

PHASE 2 - UNIT 2

2.47 HECTARES

(6.10 ACRES)

WAREHOUSING FOOTPRINT 105,000 SQ. FT. 9,780 SQ. M.
TRAILER PARKING: 28 SPACES
CAR PARKING: 116 SPACES

PHASE 2 - UNIT 3

6.7 HECTARES

(16.7 ACRES)

WAREHOUSING FOOTPRINT 296,930 SQ. FT. 27,585 SQ. M.
TRAILER PARKING: 62 SPACES
CAR PARKING: 171 SPACES



CASE STUDY ASDA WAL*MART

ASDA WAL*MART IS THE UK'S SECOND LARGEST SUPERMARKET CHAIN WITH OVER 500 STORES ACROSS THE UK AND A SELECTION OF SUPERSTORES THAT REGULARLY STOCK OVER 35,000 DIFFERENT PRODUCTS MAKING ASDA WAL*MART THE FOURTH LARGEST CLOTHING RETAILER IN THE UK.

The Teesport estate covers an area of over 700 acres on the South bank of the River Tees, at the heart of which sits a major cargo handling facility.

The proximity to this facility was key to the construction and completion of a 360,000 sq. ft. (18 acre site) £20m import centre warehouse development for ASDA Wal*Mart with ground lease from PD Ports.

This enables 70% of ASDA Wal*Mart's non-food imports to now go directly to the North by sea, saving ASDA Wal*Mart more than two million road miles each year helping save £12m per year.

“We're proud to work with an industry-leading retailer like ASDA and are delighted that they shared our vision of a simpler, faster and more efficient logistics network. The system avoids the delays and costs associated with transporting containers across the country, lowers carbon emissions and guarantees a more reliable and predictable supply chain.**”**

Frans Calje, Managing Director,
Unitised and Portcentric Logistics

“The development of our Import Distribution Centre at Teesport has enabled ASDA to make a step change improvement in the way we flow products, improving responsiveness, flexibility and customer availability while at the same time supporting our sustainable transport targets of fewer road miles through a modal shift to sea.**”**

Richard Kellam,
Senior Manager ASDA Imports,
Asda Wal*Mart

BENEFITS OF PORTCENTRIC LOGISTICS AT TEESPORT

**LOWER
TRANSPORT
COSTS**

**REDUCED
ROAD MILES**

**LOWER
CO2 EMISSIONS**

**LOWER
PORT TO
DC COSTS**

**REDUCED
CONTAINER
DEMURRAGE
AND DETENTION**

**ACCESS TO
ALL MAJOR
TRADE LANES
AND CARRIERS**

**IDEALLY
LOCATED
TO SERVE
THE NORTH
OF THE UK**

**RAIL FREIGHT
CONNECTIONS
NORTH, SOUTH
AND WEST**

**REDUCED
GOODS IN
CONGESTION
AT EXISTING DC NETWORK**

MINIMISE HANDLING COSTS BY LOCATING AT PORT OF ENTRY OF GOODS

INTERNATIONAL HUB WITH THREE MODES OF TRANSPORT-SEA, RAIL AND ROAD

24/7 OPERATIONS

FULLY LOADED CONTAINERS WHICH WOULD BE TOO HEAVY FOR ROAD TRANSPORT CAN BE DE-VANNED AT PORT

LESS HANDLING AND FASTER DISPATCH OF GOODS

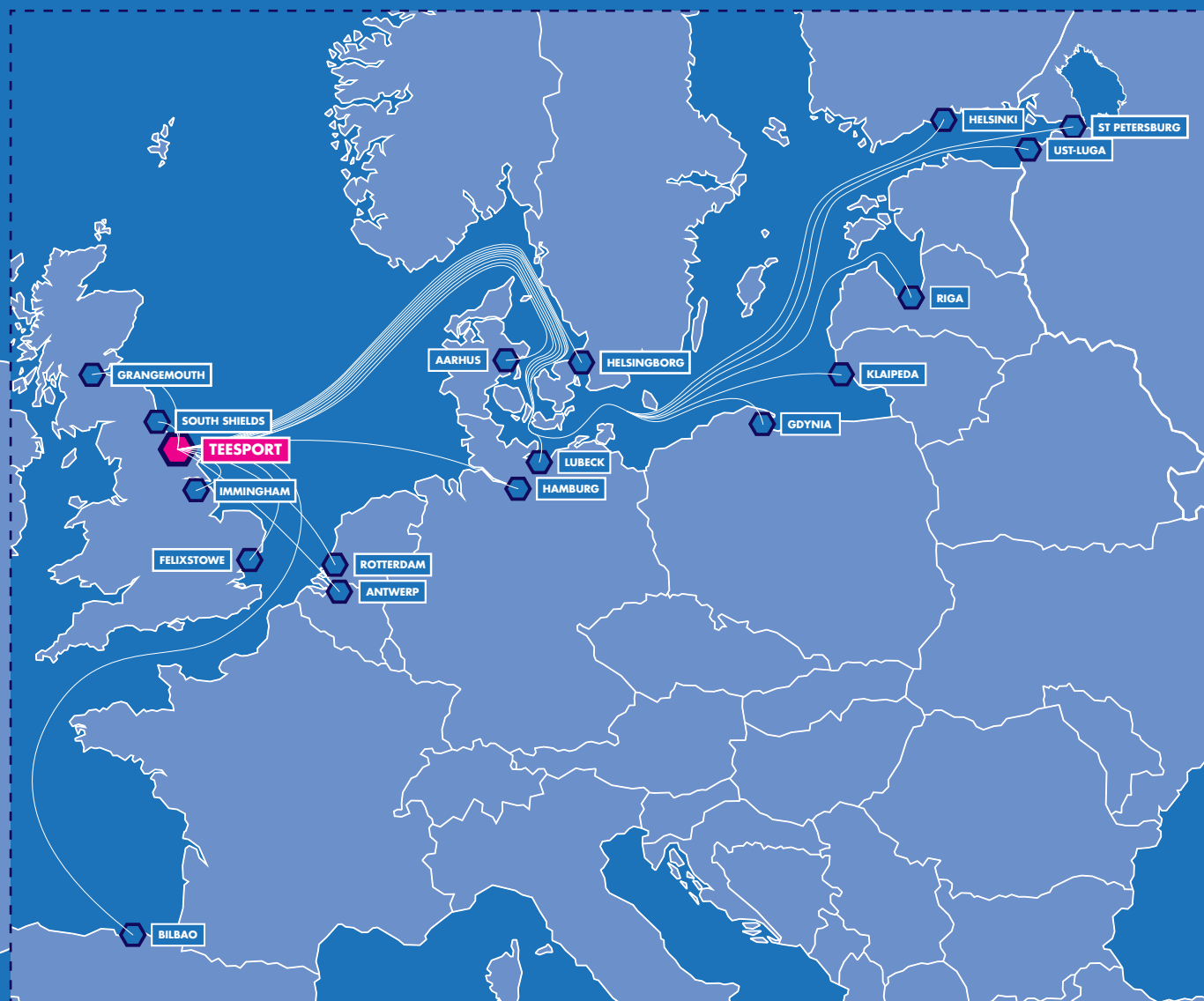
ABILITY TO USE RED DIESEL WITHIN ESTATE



THE UK'S BEST CONNECTED FEEDER PORT

CARGO HANDLING FACILITIES LOCATED AT TEESPORT ENABLES CUSTOMERS TO BE REACHED THROUGH A SIMPLER, FASTER AND MORE EFFICIENT LOGISTICS NETWORK.

Avoid delays and costs associated with transporting containers across the country; allowing choice, flexibility and security.



ROAD



Teesport's connectivity to the UK's road network allows for easy access to all major destinations North, South and West. Road haulage costs can also be reduced by using the combination of coastal shipping and Portcentric Logistics to move cargo to the North of the UK.

RAIL



A recent £3m investment in a dedicated rail terminal solidifies the rail service that Teesport provides. Complementing the sea services, Teesport has connections to the East coast mainline and Scotland; as well as regular services between Felixstowe and Southampton. Additional rail freight services to the North West and Midlands are planned.

SEA



Collecting and transporting shipping containers to container terminals all over the world, Teesport is the essential choice for your cargo. In fact, Teesport is the best connected and fastest growing feeder port in the UK, with access to all major shipping lines.

Situated less than one mile from the mouth of the River Tees, the port welcomes over 25 vessel calls per week and handles over 40m tonnes of cargo each year.

TEESPORT'S ACCESS TO ALL TRADE LANES SERVING UK PORTS

	FAR EAST DEEP SEA	OTHER DEEP SEA	EUROPEAN SHORT SEA	EUROPEAN RO-RO	BALTICS
LONDON GATEWAY		○			
LIVERPOOL	○	○	○		
SOUTHAMPTON	○	○	○	○	
FELIXSTOWE	○	○	○	○	
TEESPORT	●	●	●	●	●

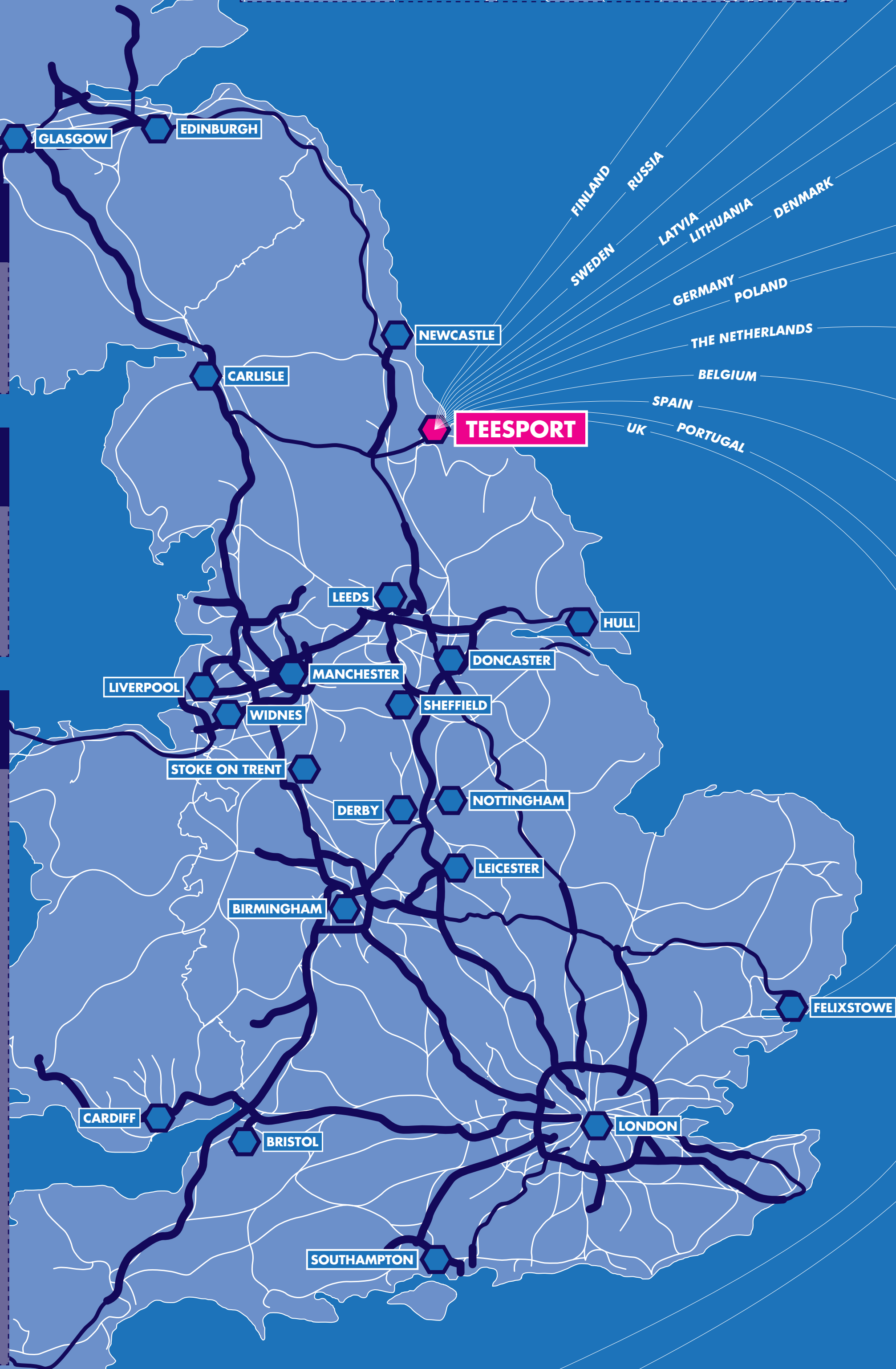
LONDON GATEWAY

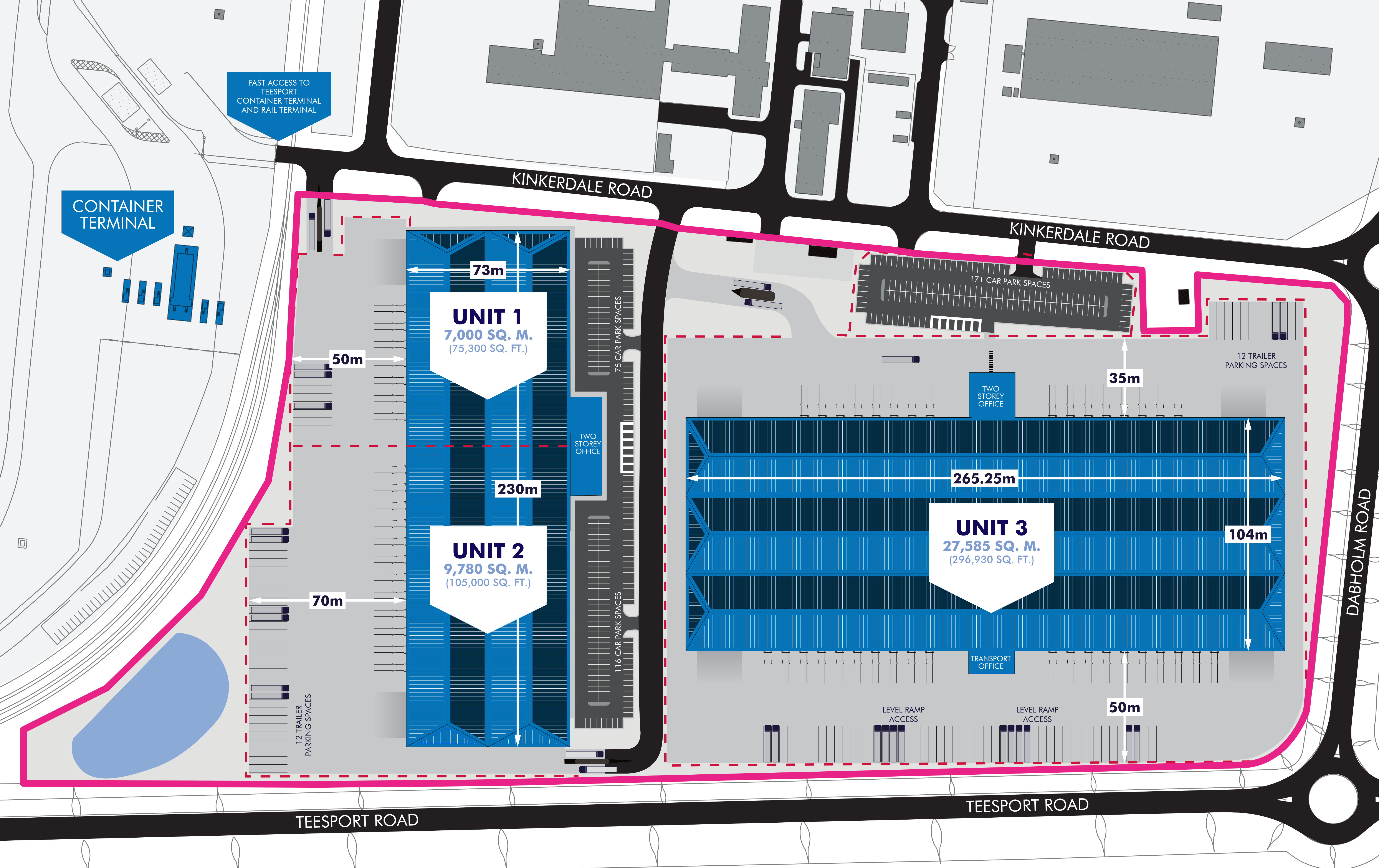
LIVERPOOL

SOUTHAMPTON

FELIXSTOWE

TEESPORT





PHASE 2 INDICATIVE LAYOUT PLAN

HGV DRIVE TIMES

Drive times from Teesport offer you an extremely efficient and manageable end-to-end logistics service. With access to all of the primary arterial motorways across the UK.



LABOUR COSTS AND AVAILABILITY

A MOVE TO TEESPORT LOGISTICS PARK NOT ONLY GIVES YOU A WELL-CONNECTED PORTCENTRIC LOGISTICS OFFERING, BUT DIRECT ACCESS TO GREAT VALUE LABOUR RATES AND LAND COSTS.

Enterprise Zone, Capital Allowances and Planning

The land falls within the South Bank Enterprise Zone with 100% Enhanced Capital Allowances on capital investment being available for certain qualifying activities. The Enterprise Zone status also provides for a simplified planning regime through a Performance Planning Agreement.

For further information contact The Business Investment Team, Tees Valley Unlimited, Tel: 01642 524400, Email: info@teesvalleyunlimited.gov.uk

As a statutory Port Authority PD Ports also has permitted development rights for certain developments carried out by PD Ports or its tenants.

For further information contact Michael McConnell, Group Property Director, PD Ports, Tel: 01642 877071, Email: michael.mcconnell@pdports.co.uk

MEDIAN FULL-TIME WEEKLY EARNINGS BY REGION

UK, APRIL 2014

	£ PER WEEK
LONDON	660.5
SOUTH EAST	541.4
SCOTLAND	519.4
EAST	505.8
SOUTH WEST	485.0
NORTH WEST	482.5
WEST MIDLANDS	479.1
YORKSHIRE AND THE HUMBER	479.1
NORTH EAST	479.1
UNITED KINGDOM (NATIONAL AVERAGE)	518.0

Source: Annual Survey of Hours and Earnings – Office for National Statistics

ABOUT PD PORTS

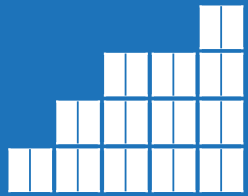
BASED IN MIDDLESBROUGH, WE OPERATE TEESPORT, A MAJOR DEEPWATER COMPLEX AND ONE OF THE LARGEST CONTAINER PORTS IN THE NORTH OF ENGLAND.

To complement our operations, PD Portcentric Logistics offers flexible portcentric solutions to improve your supply chain.

With a developed warehousing footprint, supported through Teesport, of over 3m sq. ft, with multiple clients, we are one of the leading portcentric logistics providers in the UK.

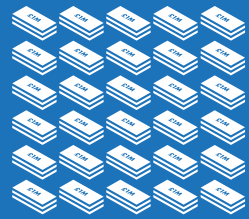
13%

RISE IN VOLUMES YEAR ON YEAR AT TEESPORT SINCE 2007.



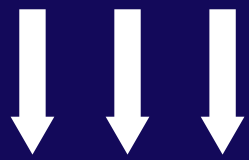
£30M

INVESTED IN 2014 TO ENHANCE AND EXPAND OPERATING PLATFORM



£15M

SAVED EACH YEAR FOR CUSTOMERS IN SUPPLY CHAIN COSTS



TEESPORT:

3RD LARGEST

UK PORT BY VOLUME

FIRST-OF-ITS-KIND MULTI-DISCIPLINED TERMINAL OPERATING SYSTEM



CONTACT

IF YOU ARE INTERESTED IN FINDING OUT MORE ABOUT TEESPORT LOGISTICS PARK AND THE OPPORTUNITIES AVAILABLE, THEN PLEASE GET IN TOUCH.

Our Estates Team, along with our appointed Agents, will happily discuss your needs and advise on a variety of delivery and development options to meet your accommodation needs.

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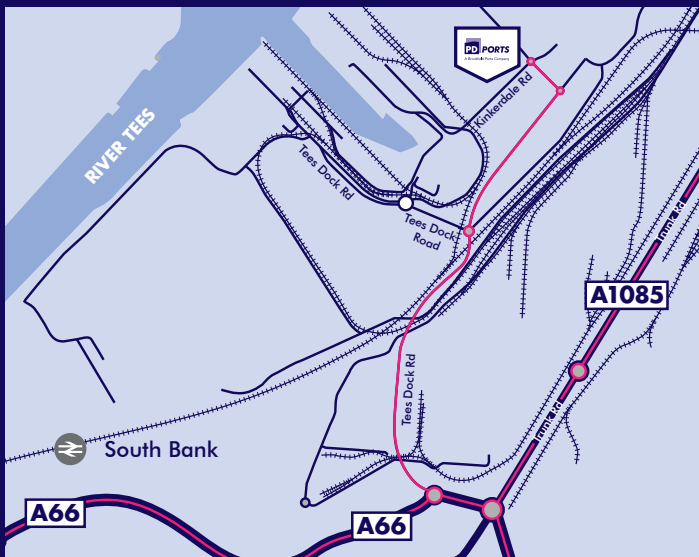
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FIND TEESPORT



TEESPORT

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Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, or lessor.
2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. None of the services or appliances have been tested and no warranty is given or is to be implied that they are in working order. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.



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