



SOLENT WATERFRONT DEVELOPMENT SHOWCASE

A world-leading maritime hub - the ideal location
for international maritime businesses

MIPIM 2024

WATERFRONT DEVELOPMENT OPPORTUNITIES

Strategically located at the centre of the south coast of the UK, and just 70 miles southwest of London, the Solent is the UK's global gateway. It has drawn people, international commerce, and innovation for millennia, shaping the Solent as the UK's Coastal Powerhouse. This status continues to evolve, fuelled by the unparalleled aggregation of maritime assets that have clustered in the Solent, anchored by the flourishing port cities of Southampton and Portsmouth.

The Solent is globally connected with motorway and rail infrastructure linking the region to the wider UK, ports offering routes to over 70 global destinations, and air connectivity provided by Southampton International Airport and Heathrow Airport less than 60 miles away.

The Solent has a range of key maritime assets, including the Port of Southampton - the UK's leading export port and automotive hub and is Europe's primary cruise turnaround port; the Royal Navy, in Portsmouth, which sits at the centre of a leading maritime defence cluster; and the UK Maritime and Coastguard Agency.

It is home to outstanding research and development assets at the National Oceanography Centre and three leading universities - Southampton, Portsmouth, and Solent; as well as major global maritime businesses. It is also the location of the Solent Freeport - one of the first UK freeports designated by Government - offering occupiers business rates relief and other incentives to support capital investment, skills and employment.

With around 25% of the total economic output of the region based on marine and maritime, the region provides the perfect environment for new maritime start-ups and growing businesses to flourish.

Maritime UK Solent is the industry-led body that promotes a thriving maritime sector within the Solent, connecting the world to the best of UK marine excellence, experience and expertise.



42,000

MARITIME JOBS

£82K

PER ANNUM. THE EQUIVALENT OF €96K.

PRODUCTIVITY OF SOLENT MARITIME WORKERS

167%

INCREASE IN TURNOVER GENERATED BY MARITIME BUSINESSES OVER THE PAST DECADE

61%

INCREASE IN MARITIME JOBS OVER THE PAST DECADE

LANGSTONE PARK

DAN RAWLINGS DRAWLINGS@LSH.CO.UK 07703 393120

Havant PO9 1SA

SUMMARY

Brand New Units To Let - Phase One of a wider master plan, creating a sustainable, truly mixed use commercial environment on the South Coast.

- BREEAM 'Excellent', EPC A+, 100% REGO backed renewable electricity,
- 50 kN/m2 general floor loading, 3 phase power supply, Office floor plate depth range (8.1m-12.5m), 6 EV Chargers per unit plus 6 shared chargers, 1 x 8-person hydraulic lift at 1m/sec per unit, Mains gas supply.
- A 24/7 secure, managed environment with an ambitious development programme with shower and changing facilities, café/restaurant, meeting rooms, secure covered cycle storage, Eco-food recycling, Tesla and EV charging points, gym, nursery, 24/7 on site security and CCTV, manned reception.

Strategically located at Havant's A27 Junction, the Park provides easy access to Portsmouth, Southampton, and London. The Park is well-linked to Portsmouth,

SIZE
25,484 – 101,665 sq ft

OWNERSHIP
Aimco

PLANNING STATUS
Ready to occupy

Southampton to the West and London to the North via the A3.

There are 1,850 on-site car parking spaces and 8 electric car charging points. Further parking is provided in the town centre car parks, which are a 10 minute walk from Langstone Park.



QUEST 271

Nursling South, Test Lane, Southampton, SO16

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LUKE MORT LMORT@LSH.CO.UK 07591 384236



SUMMARY

QUEST 271 is a brand new, strategically positioned industrial warehouse/logistics development in a location of significant under supply, adjacent to M271 and Port of Southampton. The site offers 3 Grade A units, each with secure yards and the highest performance green credentials, situated in a highly accessible location. Situated on Nursling South, adjacent to the South Central warehouse development which includes the new John Lewis distribution centre, the site is bounded by Nursling Industrial Estate, the M271 and the Lidl Distribution centre. It offers cutting edge spec including targeting BREEAM excellent, 24/7 secure gated access, up to 600 Kva, direct M271 access, 15% roof lights, grade A offices, dock and level loading doors, deep yards, 12m minimum eaves height, EV charging and 50 KN/m2 floor loading.

SIZE

44,309 – 95,420 sq ft 3 new Grade A warehouse/logistic units.

OWNERSHIP

Development by Royal London Asset Management and Salmon Properties

PLANNING STATUS

Available Q4 2024

NURSLING 135

Nursling Industrial Estate, Mauretania Road, Nursling, Southampton SO16 0YS

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SUMMARY

A premier distribution location. Nursling 135 is a brand new, strategically positioned EPC A+ industrial / warehouse development and moments from the Port of Southampton. Nursling 135 is strategically positioned within a crucial industrial and logistics zone, stretching from the M27 to the Port of Southampton.

SIZE

135,280 sq ft net zero carbon, prime warehouse facility, target BREEAM 'outstanding'

OWNERSHIP

Graftongate and Bridges Fund Management

PLANNING STATUS

Available Q4 2024

TIPNER WEST

PORTSMOUTH CITY COUNCIL TIPNERWEST@PORTSMOUTHCC.GOV.UK

Tipner West, Portsmouth

SUMMARY

The redevelopment of Tipner West will create a mixed-use waterside neighbourhood that will deliver c900 homes and 58000 sqm of marine-led employment. The project forms a key element of the Portsmouth City Deal, which aims to

support economic growth by unlocking key employment and housing sites. Tipner West will create a new marine hub for Portsmouth with deep water access.

PROJECT STATUS

Masterplan and engagement plan underway, outline application submission end of 2024.

PROJECT FINANCIALS

Delivery and funding mechanisms to be developed. However, all current expenditure (land assembly and work associated with obtaining a planning permission) has been funded from the City Deal agreement. Enabling works (flood defences and infrastructure) will require an additional grant funding stream to be identified. Future development (residential and employment space) will most likely be through a combination of internal and external funding and private sector investment.

SIZE

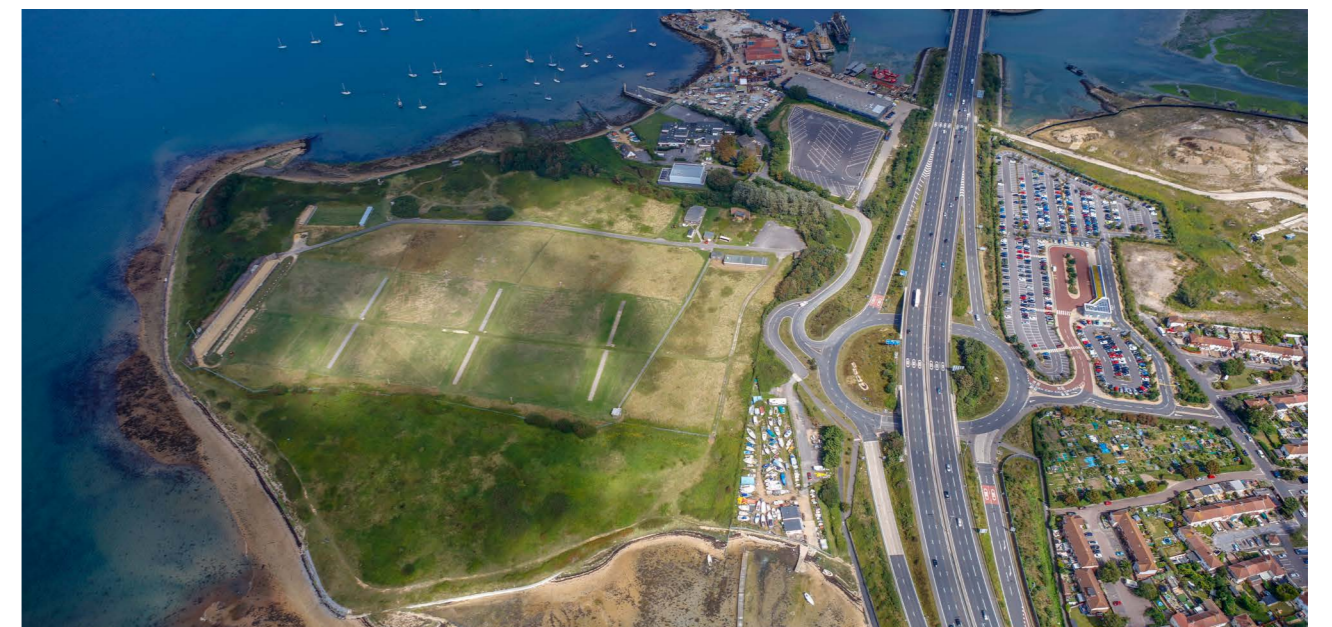
58,000m² of employment space and up to 1250 homes

OWNERSHIP

Portsmouth City Council

PLANNING STATUS

Currently no planning status, masterplan due for submission later this year



MERIDIAN WATERSIDE

JONNY KIDDLE

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MALCOLM KILPATRICK

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Meridian Waterside, Meridian Way, Southampton

SIZE

68,921 NIA

103 Apartments

1,160 sq ft of Commercial Space

OWNERSHIP

On behalf of the Joint Administrators on Inland Finance Limited

PLANNING STATUS

Full Planning Permission (Ref: 17/01238/FUL)

sites.savills.com/meridian_waterside

SUMMARY

Savills have been instructed to dispose of Meridian Waterside, a waterfront residential development / investment opportunity a short distance from Southampton City Centre. The disposal includes 103 partially finished private residential apartments with one-to-one parking, plus the opportunity to convert a ground floor commercial unit into 2 additional 1 bedroom units (subject to planning).

The Freehold title comprises the incomplete building plus two completed blocks with 152 completed private apartments that have been sold to third parties on various leasehold terms, along with car parking, open space, landscaped podiums, roads and footpaths.

Meridian Waterside is an already established neighborhood in a regenerated area of Southampton. Located overlooking the River Itchen, the development creates a dynamic new destination for riverside living. With many apartments benefitting from water views, this opportunity will be of interest to both developers and investors alike.



REDBRIDGE DEVELOPMENT SITE

PRESSIANA NAYDENOVA

PRESSIANA.NAYDENOVA@ABPORTS.CO.UK

Port of Southampton Western Docks, SO15 0AL

SUMMARY

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

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. 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.

SIZE

9 hectares (22 acres) min and max single units possible up to 600,000 sq ft

OWNERSHIP

ABP Property Associated British Ports

PLANNING STATUS

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



MARCHWOOD PORT

RICHARD PARKINSON RICHARD.PARKINSON@ABPORTS.CO.UK 07522 216829

Cracknore Hard, Marchwood, Hampshire, UK, SO40 4UT

SIZE

205 acres

OWNERSHIP

Solent Gateway Ltd (trade name – ABP Solent Gateway) owns the 35 year lease of the port. It is a wholly-owned subsidiary of Associated British Ports.

PLANNING STATUS

ABP Solent Gateway has full planning consent for the first phase of development from February - September 2024, and outline planning consent for all subsequent phases. For subsequent phases, we would follow the Matters Reserved process which only takes up to 12 weeks to move from outline planning to full planning.



SUMMARY

Marchwood Port is a 205 acre port with huge potential for development. It is operated by ABP Solent Gateway who provide the full range of port services to the UK MOD's cargo ships as well as commercial customers. It has Roll-on/Roll-off (RORO) and Load-on/Load Off (LOLO) facilities so can accommodate most types of cargo.

It has excellent rail and road connectivity. ABP Solent Gateway will be developing over 100 acres of new operating space as it optimizes the port for commercial activity. It will develop the site to meet clients' needs, whether that be open storage, waterside warehousing or port-centric manufacturing.

ABP Solent Gateway also intends to increase the marine facilities to accommodate vessels requiring 10.5m depth and up to 250m length.

The site is both a Freeport customs and tax site and therefore offers excellent financial incentives to new businesses. Space is still available but interested parties are advised to make contact in the near future in order to be included in the port development plan.

FORT BLOCKHOUSE

PRESSIANA NAYDENOVA PRESSIANA.NAYDENOVA@ABPORTS.CO.UK

Port of Southampton Western Docks, SO15 0AL

SUMMARY

Fort Blockhouse is an MoD site located on the Haslar Peninsular at the south-eastern tip of Gosport. Fort Blockhouse is divided into three parcels – 1, 2 and 3. Fort Blockhouse 1 (FBH1) – which extends to approximately 50 acres – is the largest of the three parcels. Fort Blockhouse 1 is surplus to operational requirements for Defence purposes with the site being announced in 2016 for disposal from 2025. The disposal site offers an exciting brownfield regeneration opportunity. DIO is working jointly with Gosport Borough Council to unlock its development potential.

The site, which lies adjacent to the popular Haslar Marina, benefits from many unique attributes including a stunning situation at the entrance to Portsmouth Harbour offering expansive views across the Solent, as well as across the water to Gosport and Portsmouth.

The site is bounded by water on three sides with the Solent to the south and Haslar Creek to the north. The FBH1 site has a number of features which would be attractive to the marine sector in particular, including deep channel access and sheltered water basin mooring opportunity, with convenient access to the Portsmouth estuary, the Solent, and other marine businesses.

Whilst there is currently limited direct water access from Fort Blockhouse 1 the opportunity to utilise the waterfrontage is significant.

The heritage of the site is a strong feature which includes a scheduled monument and a number of Grade 2 Listed buildings. Combined with the existing Submarine Museum which is located immediately adjacent to FBH1, the site has the potential to be an attractive location for residents and visitors alike to spend time. Consequently it also has the potential for a number of tourism/leisure uses including conferencing facilities, arts/craft studios, food and drink establishments and heritage interpretation attractions, as well as other employment opportunities including small scale offices and workshops.

SIZE

50 acres

OWNERSHIP

Freehold title of the site is owned by MoD and Crown Estate.

PLANNING STATUS

The Haslar Peninsular is identified within the adopted Gosport Borough Local Plan (2011-2019) as Regeneration Area 3 (Policy LP6) which forms part of the vision to regenerate Gosport through the delivery of high quality sites. The MoD is currently seeking to promote the site within the emerging Local Plan (2029-2040) and secure allocation as a mixed use site with an emphasis on the marine sector.



DUNSBURY PARK

Dunsbury Park, Havant PO9 4FE

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SUMMARY

Dunsbury Park is a 100 acre prime industrial and manufacturing business park and a designated tax site within Solent Freeport. It is home to Fat-Face's UK HQ, alongside DPD and Breeze Motor Group. Its success has continued in 2023 with recent lettings to Inchcape and Percussion Play and biomedical manufacturer Bio-Pure occupying a brand new 120,000 sq ft hi-tech production facility in 2022. There is a range of pre-let opportunities across the park and all units are constructed to the highest quality and specification. Designs are flexible and the team would welcome specific occupier space requirements.

SIZE
Units from 40,000 – 200,000 sq ft

PLANNING STATUS
Design and build status

OWNERSHIP
Portsmouth City Council



UNIT 500, DUNSBURY PARK

Dunsbury Park, Havant PO9 4FE

ELISE EVANS EEVANS@LSH.CO.UK 07703 393120
DAN RAWLINGS DRAWLINGS@LSH.CO.UK 07703 393120

SUMMARY

Dunsbury Park offers a superb location adjacent to Junction 3 of the A3(M), on the direct trunk route from London to the South Coast. Dunsbury Park is well connected to rail, bus routes and the Portsmouth International Port offering a comprehensive travel network throughout the UK and Europe. The Park is easily accessible to a large workforce with swift freight movements onto the national road network and it is a five minute drive from local amenities in Havant and Waterlooville.

Dunsbury Park has Freeport status within the Solent Freeport which enables us to offer a generous government package of financial incentives (subject to application and qualification) for new occupiers. Please call us for further information on the incentives and how they are applied.

SIZE
33,205 sq ft

PLANNING STATUS
Ready to occupy

OWNERSHIP
Portsmouth City Council



DAEDALUS WATERFRONT

HONOR FISHBURN HONOR@DAEDALUSWATERFRONT.CO.UK

Lee on the Solent, Gosport, PO13 9FZ

Daedalus Waterfront is a 17 hectare former naval barracks in the heart of Lee-on-the-Solent. For nearly 70 years HMS Daedalus was a source of extraordinary pride, energy and innovation. This prominent military base played a crucial role in WW2 – most notably as the busiest airfield on D-Day.

Throughout its active life, HMS Daedalus was home and workplace to thousands, the engine of an entire community and a point of pride for the nation. Now, Daedalus Development Company is seeking to once again make Daedalus a crucial part of Lee-on-the-Solent, offering a link to its military history, and providing a world-class leisure destination celebrating 100 years of innovation and ingenuity.

The first phase of this jobs-led, mixed-use masterplan generates around 240 full-time jobs to the area, through the creation of 24,500m² of new, modern employment and industrial space and 5,200m² of commercial space. Another priority for the project is to save the heritage buildings and bring much needed homes to the area.

The whole masterplan will create 270 new homes and refurbish the heritage buildings into a further 76 homes. The project will open up new public squares and parks, adding over five acres of new public space to the area. The project will generate an estimated £117.8 million of social and local economic value over ten years.

SIZE
42 acres

OWNERSHIP
Homes England

PLANNING STATUS
October 2023 Gosport Borough Council's Regulatory (planning) Committee Approved.

THE SCHEME WAS PUT FORWARD FOR PLANNING BY DAEDALUS DEVELOPMENT COMPANY, A JOINT VENTURE BETWEEN PATRON CAPITAL, MURRAYTWOHIG DEVELOPMENTS, AND ORWELL REAL ESTATE.





MUKSOLENT.COM



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