

GREEN

FREEPORT

FREEPORT LAND AVAILABLE TO LET

Rare Decarbonization Development opportunity located at Redcar Bulk Terminal adjacent and benefitting from access to **Net Zero Teesside Carbon Capture Project** and **BP's H2Teesside**

savills



GREEN QUAY

Redcar Bulk Terminal within Teesside Freeport

THE OPPORTUNITY

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Available by way of long lease with terms to be agreed, the land comprises c.224 acres of land located at Redcar Bulk Terminal within Teesside Freeport, adjacent to the world leading Net Zero Teesside carbon capture project and BP's H2Teesside.

The site also offers a rare opportunity to benefit from the associated Freeport tax and customs relief, whilst being in immediate proximity to the East Coast's deepest water port.



224
ACRES

TEES VALLEY CLUSTER

Tees Valley has benefitted from large quantities of investment in recent years led by the Tees Valley Combined Authority (TVCA), who have leveraged funding from Central Government for several significant infrastructure projects including creating the world's first net zero industrial cluster by 2040. A total of 4,500 acres of land have been given Freeport status, bringing a package of tax reliefs to drive jobs, growth and innovation.

Recent investments into the Teesside freeport site include the mammoth £900 million monopile manufacturing facility operated by South Korean steel manufacturer SeAH Wind.



CARBON CAPTURE PROJECT

Carbon Capture, Utilization, and Storage (CCUS) is a technology that can support decarbonisation of energy production, in turn reducing the UK's total carbon emissions.

Redcar Bulk Terminal sits within one of the world's leading Carbon Capture, Utilization, and Storage projects, an area considered to be key to the UK Government's pledge to achieve clean power by 2030, and achieve net zero emissions by 2050.

The Labour government has set out clear support for the importance of CCUS in securing the security of UK energy, and has designated Teesside as a 'Super Place' within its 'Ten Point Plan' to deliver industrial decarbonisation through the implementation of CCUS and green hydrogen.



NZE
Power



Net Zero
Teesside

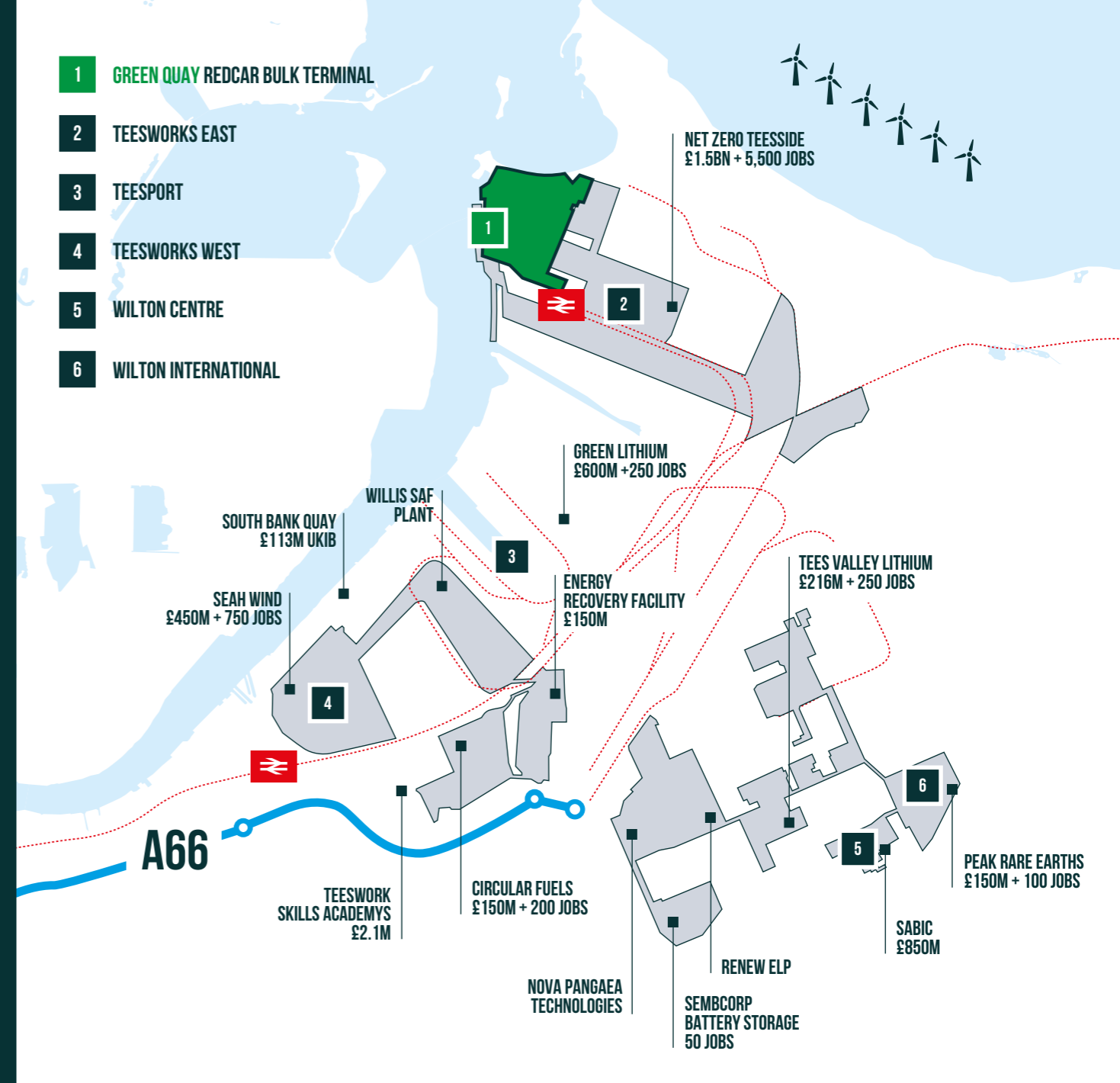
NET ZERO TEESSIDE



Net Zero Teesside is a full chain carbon capture project, comprising a collection of industrial, power and hydrogen businesses which aim to decarbonise their operations through the deployment of CCUS technology. The project is led by BP and Equinor.

Redcar Bulk Terminal occupies the north entrance to the Freeport and is the only deep water port access to the region. The site sits adjacent to Net Zero Teesside Power (NZTP) site, part of one of the UK's first industrial carbon clusters and a mission critical site within the East Coast Cluster, a major infrastructure project led by the Northern Endurance Partnership (NEP), aiming to decarbonize industry and power through carbon capture, utilisation and storage (CCUS).

NZTP will be the worlds first commercial scale gas-fired power station with CCUS ability, approved by the UK Government in September 2024. Construction is expected to commence in mid-2025, with start-up expected in 2028.



KEY ELEMENTS

- + A Combined Cycle Gas Turbine (CCGT) electricity generation station with an electrical output of up to 742 megawatts (Source:NetZeroTeesside)
- + A CO2 gathering network to collect and transport the capture CO2 to a compressor station
- + A CO2 export pipeline for transport of capture CO2 to storage under the North Sea

“NZT Power could produce up to 742 megawatts of flexible, dispatchable low-carbon power – equivalent to the average annual electricity requirements of more than 1 million UK homes. Up to 2 million tonnes of CO2 per year would be captured at the plant, and then transported and securely stored by the NEP in subsea storage sites beneath the North Sea.” Source:NetZeroTeesside

H2TEESSIDE



H2Teesside aims to be one of the largest blue hydrogen production facilities in the UK. Targeting 1.2GW of hydrogen production, equating to 10% of the UK's 2030 hydrogen target. H2Teesside is set to supply hydrogen to a diverse range of business including those established in the region and new businesses.

FURTHER DEVELOPMENT

Construction is now under way at SeAH Wind's £900 million monopile manufacturing facility at Teesworks. Upon completion, SeAH Wind UK will export to US and European markets, playing a critical role in the global growth of the UK's renewable energy sector. The 1.1m sq ft facility will create up to 750 jobs by 2027 and have an annual production capacity of 400,000 tonnes.

It was announced in early 2025 that LanzaJet, a leader in sustainable aviation fuel (SAF) would develop its new production facility, Project Speedbird, at Wilton International in Teesside. The fuel produced from the project, which is a recipient of grant funding by the U.K. government under the Advanced Fuels Fund, is expected to reduce the net carbon dioxide emissions by approximately 230,000 metric tons per year — equivalent to 26,000 British Airways U.K. domestic flights.



REGIONAL STRENGTH



The North East is home to over 71,000 companies, with the attractive market size and growth potential key reasons for many national and international firms locating in the region. The latest figures from The Department for International Trade (DIT) show that in 2019/20 the North East created 179 jobs for every 100,000 people (working age population), placing it behind only London as the best performing area of the country (Source: Invest North East England).

Employers benefit from relatively low staff costs and high productivity, whilst employees enjoy some of the highest real wages in the country due to the lower cost of living. The region also has one of the highest graduate retention rates in the UK, with 77% of students who graduate from a North East choosing to stay or work in the region. (Source: Invest North East England).

FREEPORT BENEFITS

The region's Freeport status allows for a wide range of tax reliefs and simplified customs procedures. Green Quay benefits from a significant amount of tax zone land, with the whole c.224 acre site lying within the Freeport customs zone.

TAX INCENTIVES

- + % National Insurance contributions for up to the three years per employee on earnings up to £25,000 per annum
- Up to 100% relief from business rates on certain business premises
- Enhanced tax relief for companies investing in qualifying new plant, machinery assets and buildings
- Duty deferral while goods remain on site
- Duty inversion if the finished goods exiting the Freeport attract a lower tariff than their component parts

THE SITE

The site comprises circa 224 acres of land, suitable for open storage or development subject to the relevant planning permissions.

The site is accessed from the east via the Teesworks access road with excellent road links to both the A19 and A1(M), and benefits from direct rail access through the site to the National Rail Network.



Source: Savills Maps

CONNECTIVITY



AIRPORTS

- Teesside International Airport 20.1 miles / 32 mins drive
- Newcastle International Airport 61.4 miles / 1hr 15 mins drive

ROAD



- Middlesbrough town centre 9.2 miles / 20 mins drive
- Newcastle upon Tyne city centre 52.1 miles / 1hr 15 mins
- Leeds city centre 74.4 miles / 1hr 33 mins drive



RAIL (From Darlington Station)

- Edinburgh 2hrs
- London 2hrs 45 mins



GREEN QUAY

Redcar Bulk Terminal within Teesside Freeport



Darlington Station

LOCAL SITE PLAN



RAIL LINE

RAIL LINE

GREEN
QUAY

POTENTIAL QUAY EXTENSION

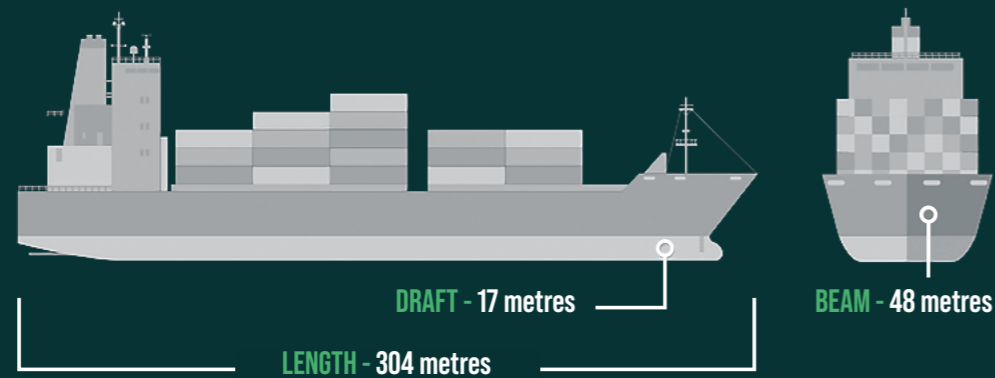
GREEN QUAY

REDCAR BULK TERMINAL

Redcar Bulk Terminal comprises a deep-water bulk terminal, one of only four UK ports capable of handling cape-size vessels. The terminal operates a 320 metre continuous quay with ability to accommodate vessels up to 304m in length, 48m in beam with a max draft of 17m.



One of only four UK ports capable of handling cape-size vessels



Source: Redcar Bulk Terminal

OCCUPIERS



Anglo American are a leading multinational mining corporation and a major producer of polyhalite and steelmaking coal. Anglo American utilises RBT for port services to its £3.2billion polyhalite mine in North Yorkshire, transporting goods via a 23 mile tunnel to its Mineral Handling Facility on Teesside for processing and shipping.

GREENWAY

SERVICES

Further information available on request.

VAT

All figures, rents and prices are quoted exclusive of VAT.

TENURE

Available by way of long lease with terms to be agreed.

LEGAL FEES

Each party is to bear their own costs incurred.

CONTACT FOR FURTHER INFORMATION



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