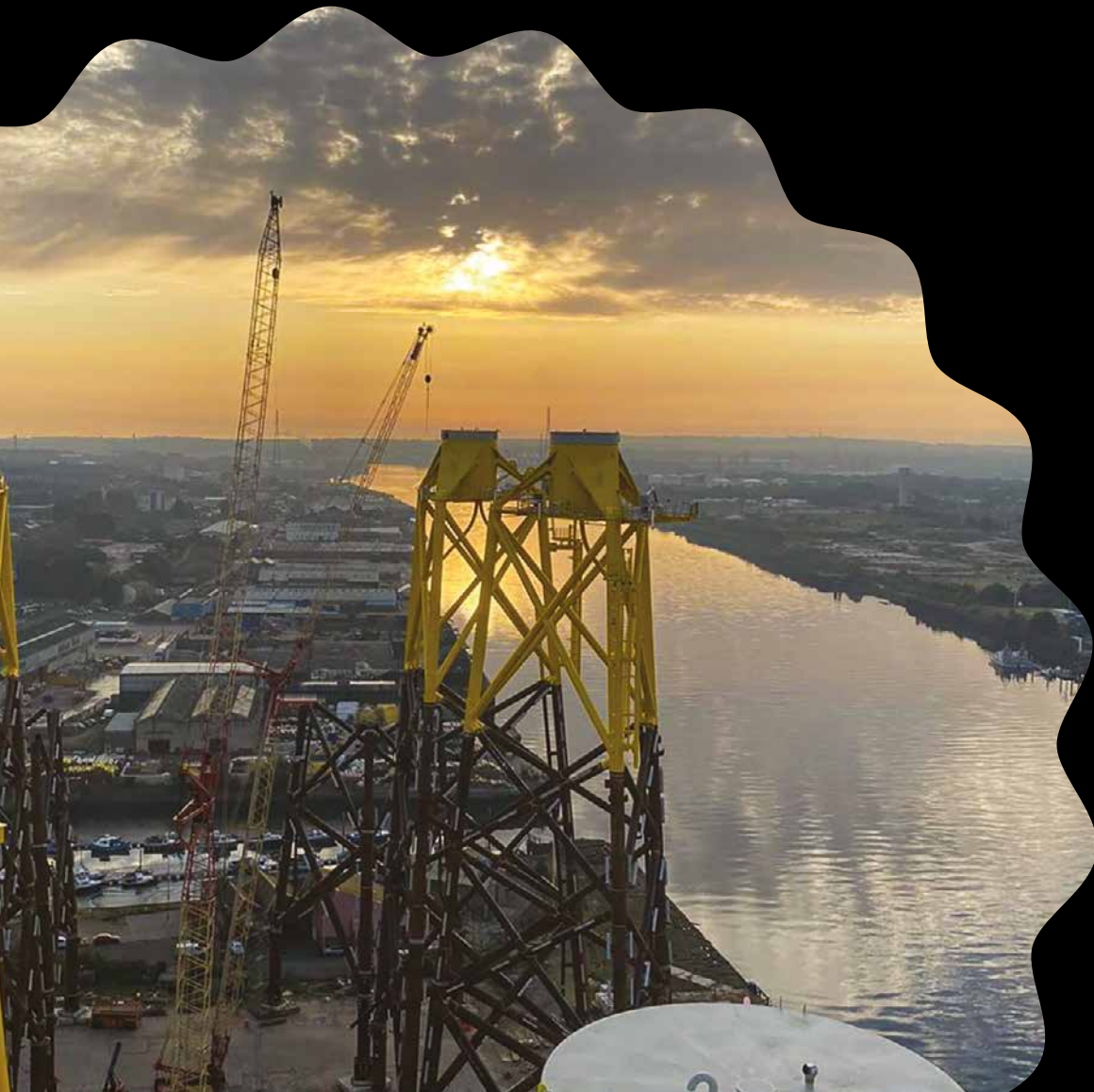




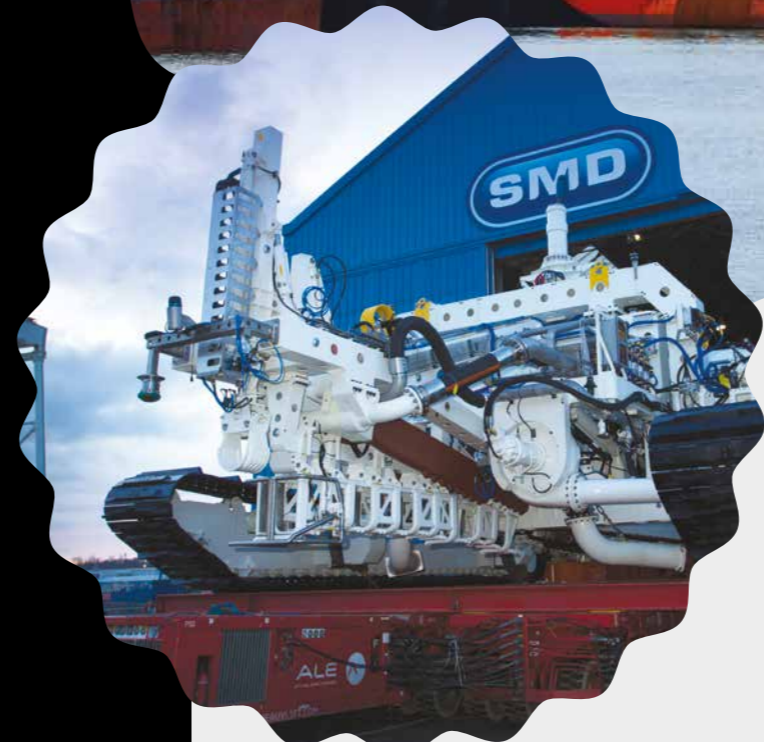
**TYNE ~~~~~
POWERED**



**THE INDUSTRIAL
REVOLUTION.
TYNE POWERED.**

**THE WORLD'S BIGGEST
OFFSHORE WIND FARM.
TYNE POWERED.**

**AND THE TRANSITION TO
A NEW, LOW-CARBON WORLD?
THIS WILL ALSO
BE TYNE POWERED.**



**TYNE ~
POWERED**

The River Tyne in North East England has a 700-year track record in engineering with the power to change the world.

Today, it's where businesses like Equinor, Smulders and Siemens have chosen to bring their ideas to life.

The Tyne has the innovative minds and forward-thinkers to test, build and power new technologies. It has the skills, the commitment and the determination to be a driving force in building a new, zero carbon future.

Together, the Tyne's businesses are powering offshore and energy innovation. Come and be a part of it – build your future on the Tyne.



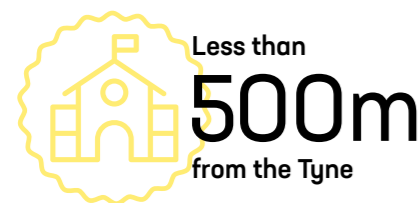
WHY NOW IS THE TIME TO TYNE-POWER YOUR BUSINESS

COMPETITIVE COSTS



Labour costs for an engineer will typically save you over 30% compared to Greater London, 12% compared to Aberdeen and 40% compared to other major European cities. A typical 30-person R&D facility will save you £1million per year compared with Hamburg in labour and property costs.*

SPECIALIST TRAINING



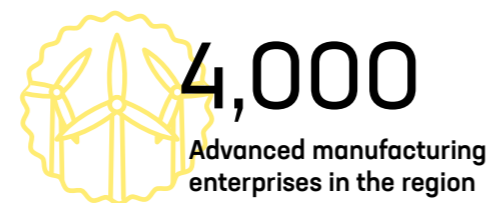
Metres from the Tyne, Newcastle College Energy Academy has some of the world's most advanced hybrid reality training systems, equipping people of all ages with the skills the Tyne's businesses need. And south of the river, South Shields Marine School provides cadet, deck and engine officer training for students and businesses, including in its Marine and Offshore Safety Training centre.

SKILLS PIPELINE



More than 120,000 students study at the region's five universities, with 50% studying Science, Technology, Engineering and Mathematics (STEM) subjects.*

GROWTH

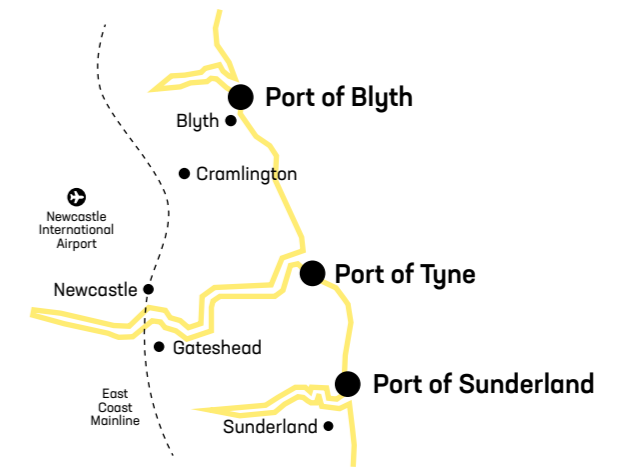


Recent figures show around 67,000 people are employed across nearly 4,000 advanced manufacturing enterprises in the region. These include clusters in offshore energy manufacturing, subsea technologies, pharmaceuticals, and electronics.

There is also huge potential for growth prompted by electrification, and the North East is home to the UK's first gigafactories, making batteries for electric vehicles.

CONNECTIONS

The Tyne is close to three ports - the Ports of Tyne, Blyth and Sunderland - and is supported by excellent road, rail and Metro connectivity. It's around 140km from the world's largest offshore wind farm at Dogger Bank, and the Port of Tyne, which is implementing its vision to be the UK's first smart port, is the closest deep sea port to both the Dogger Bank and Sofia wind farms. Newcastle International Airport links the Tyne to yet more international markets.



ESTABLISHED SUPPLY CHAIN

The Tyne has a well-established engineering supply chain operating in all the key offshore energy sectors including R&D, engineering design and project management, major fabrication, installation and decommissioning, and operations and maintenance facilities and services.

TEST FACILITIES

People travel from around the world to use the North East's world-class test facilities like the Offshore Renewable Energy Catapult and Tyne Pressure Testing. With facilities like these on your doorstep, the Tyne will put you ahead of the game when it comes to developing new technologies.

"Having a facility 'on the doorstep' is of significant benefit to us, logistically, but equally the capacity offered by multiple chambers means that projects can be accommodated when needed."

Paul Humphreys,
General Manager at BEL Valves, commenting on the Tyne's research infrastructure.

*Source: Invest North East England.
Data refers to the North East region.
**Source: North East Energy Catalyst

A LOYAL WORKFORCE



North East England offers a highly skilled, extremely loyal workforce of 1.2 million people, and some of the lowest staff turnover rates in the UK.*

QUALITY OF LIFE

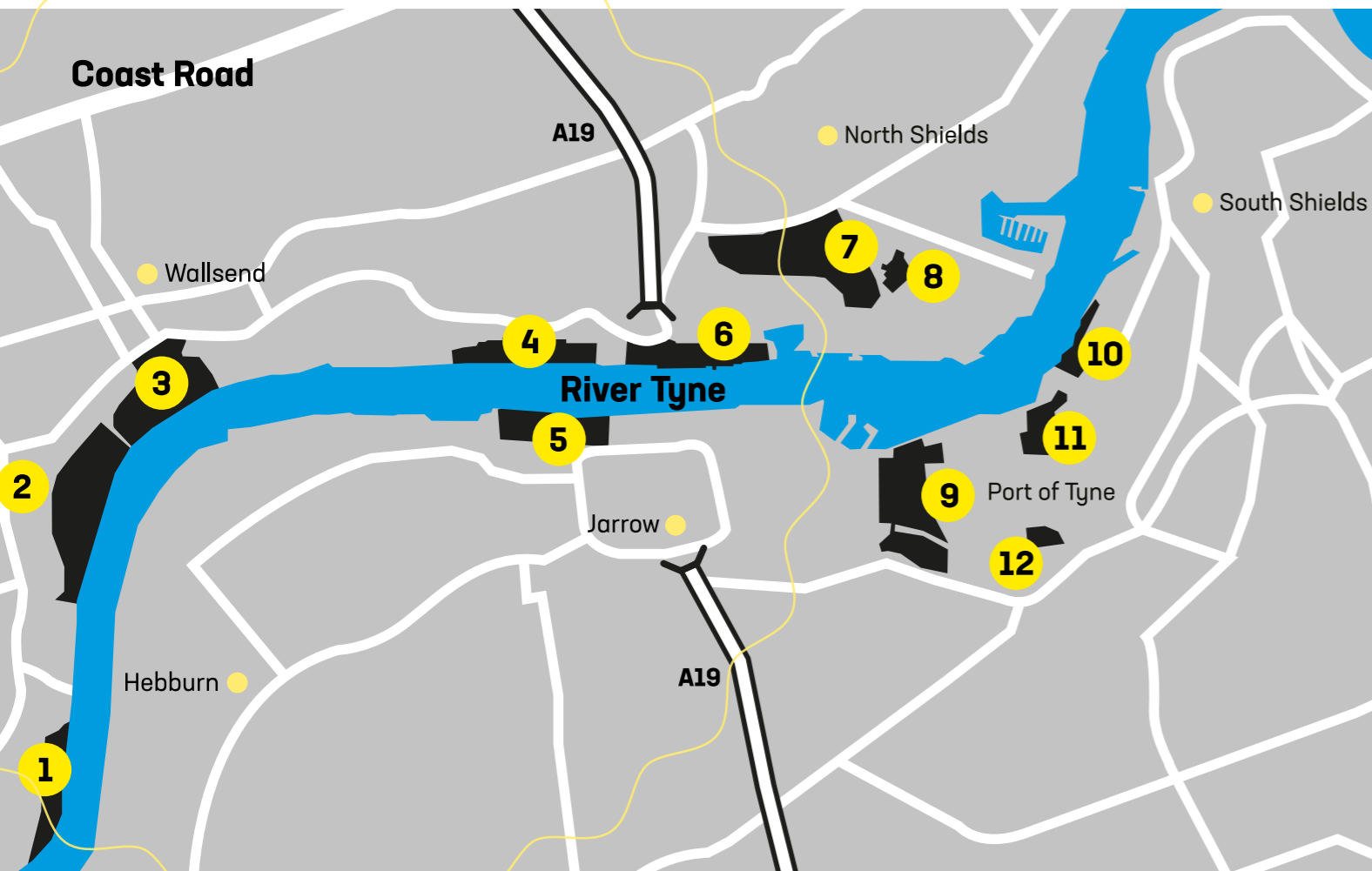
This is a place where people love to live and work, with low cost of living and high quality of life. It's a place where you and your business will feel at home.

"The region is absolutely stunning. People love it. Newcastle is an exciting city with genuinely brilliant and welcoming people. It's a place where you and your business will feel at home, alongside our stunning coastline, world heritage sites and buzzing cultural scene."

Matt Beeton,
CEO of Port of Tyne



SITES AVAILABLE NOW FOR DEVELOPMENT



1 5 WINCOMBLEE ROAD

- Size: 1.4 ha (3.4 acres)
- Direct access to quayside
- Site owner: Shepherd Offshore Ltd

A smaller site with direct quayside access and heavy load-out capability, which could easily house a new-build facility.

Expert development support available from Shepherd Offshore Ltd.

2 NEPTUNE ENERGY PARK

- Size: 32.7 ha (80.8 acres)
- 1,000 metre deep-water quay
- Site owner: Shepherd Offshore Ltd

An established, world-class subsea manufacturing, educational and testing cluster, supported by significant infrastructure. Neptune Energy Park benefits from significant deep-water quay frontage and heavy load out capability. With permanent crange and support services, the site offers test tank facilities and an established subsea supply chain.

Approximately 4.8 hectares available for bespoke new build developments.

3 SWANS ENERGY PARK

- Size: 13 ha (32.1 acres)
- 400 metres of deep-water quay
- Site owner: Shepherd Offshore Ltd

This former historic shipyard is now an established deep-water development site, supported by significant infrastructure. Ideal for a supplier looking for a location adjacent to established manufacturing and educational clusters, the site can house bespoke new-build facilities.

Newly built deep-water quay frontage and heavy load out capability.

4 POTTER STREET

- Size: 2.3 ha (5.7 acres)
- River frontage
- Site agent: HTA Real Estate

A self-contained site with river frontage and a secure concrete yard. It's close to the A19 and Tyne Tunnel and can be divided into smaller plots, giving flexibility for growing businesses.

Flexible lease terms.

5 ELLISON STREET, JARROW

- Size: 13 ha (32.1 acres)
- Site owner: Dow Chemicals

Includes more than 1,000 square metres of office space over three storeys, plus a single-storey gatehouse with weighbridge.

Just a mile and a half from the Tyne Tunnel and its national road links.



PORT OF TYNE

The following sites are all part of the Port of Tyne Clean Energy Park, home to Equinor UK's Dogger Bank Wind Farm operations and maintenance base and Van Oord's foundation marshalling base for RWE's Sofia Offshore Wind Farm. Choosing one of the following locations will make you part of this fast-growing clean energy cluster.

6 HOWDON QUAY

- Size: Up to 8 ha (19.8 acres)
- Potential for 210 metres of quay access
- Bearing capacity of 10t per m²
- Warehouse 2,190sq.m.
- Site owner: Port of Tyne

Looking for an operations and maintenance base location? Or a site for manufacturing, assembly or installation? Howdon Yard gives efficient access to wind farms, and is connected to the Tyne's established supply chain.

Benefit from the Port of Tyne's established supply chain and 24/7 access.

8 COBLE DENE

- Size: 2.6 ha (6.43 acres)
- Potential development for 3.4 ha (8.5 acres)
- Expected use for core Port services such as logistics & warehousing
- Excellent connectivity by road to A19 & Tyne Tunnel
- Site owner: Port of Tyne

Flat remediated land with a secure fenced area. Immediately available for open storage or development.

5-minute drive time to the A19 providing fast access to the North and the South of the region and beyond.

7 ROYAL QUAYS ENTERPRISE PARK

- Size: 20 ha (49.4 acres) (12 ha Enterprise Zone status)
- Site owner: Port of Tyne

With a large development area of up to 20 hectares, this site comes with the benefits of being an Enterprise Zone. There's potential to develop an additional 18 hectares on a neighbouring site.

Large site that can accommodate a wide variety of commercial uses, with excellent connectivity.

9 TYNE RENEWABLES QUAY

- Size: 14-20 ha (34.59 - 49.42 acres)
- Deep water berth
- Bearing capacity of 10t per m²
- Site owner: Port of Tyne

With unrestricted, 24/7 marine access, this site is a blank canvas which you can develop to your own specifications.

With its heavy duty quay and deep water berths the site is ideal for offshore wind construction marshalling, or a variety of large scale manufacturing applications.

10 TYNE DOCK ENTERPRISE PARK

- Size: 3.5 ha (8.65 acres)
- 225 metres of river frontage
- Site owner: Port of Tyne

Tyne Dock Enterprise Park can benefit manufacturers immediately as it is fully integrated into a mature logistics infrastructure.

With container, RoRo, ferry, bulk cargo, road and rail connectivity, the site offers a superb development opportunity to support and enhance the region's strong engineering and manufacturing sectors.

12 STORAGE WAREHOUSE DEVELOPMENTS LAND

- Size: 16 ha (3.95 acres)
- Access to multiple riverside berths as well
- Excellent connectivity by road, rail and sea
- Access to container, RoRo and bulk cargo facilities

You could hit the ground running at this site, which is fully integrated into a mature logistics and port infrastructure with nearby container, roll-on/roll-off and bulk cargo facilities.

PORT OF TYNE BUILD TO SUIT SITES

- Size: 1.8 - 14.1 ha (4.4 - 34.9 acres)
- Various river access options
- Site owner: Port of Tyne

Access the benefits of the Port of Tyne – like its worldwide connections and its range of riverside berths – and take your pick of a range of sites, north and south of the Tyne, which can be developed to your specification.

Port of Tyne's dedicated team can connect you to existing supply chains.

11 RIVERSIDE QUAY WEST HINTERLAND

- Excellent connectivity by road, rail and sea
- Direct access to multiple riverside berths as well
- Access to container, RoRo and bulk cargo facilities

Ideal for developers, investors, or businesses seeking a prime location ready for redevelopment, with direct access to multiple riverside berths.

Suitable for regional, national, or international interests.

MAKE AN ENQUIRY ABOUT A SITE

Email Will on:

William.Bevin-Nicholls@northtyneside.gov.uk

or call **07815 028649** and we'll arrange for you to view of any of these sites.



TESTIMONIALS

BUILDING AN INTERNATIONAL BUSINESS ON THE TYNE



Smulders is a large, international steel construction company with more than 1,000 employees across Belgium, Poland and the United Kingdom. When the company needed a new site, with space to build large scale structures for the offshore wind industry, it chose the Tyne. With skills like fabrication and welding in their DNA, the Tyne's skilled workers and established supply chain quickly helped make Smulders' new site a success.

"Businesses looking to locate in the area will quickly experience the advantages of the infrastructure, supply chain, skills base and lower cost of doing business in a pioneering region for the energy industry."

Joanne Leng,
Chief Executive of NOF, the UK business development specialists for the energy sector.

The company now builds large steel foundations (jackets and transition pieces) for wind farms and substations here on the Tyne, before they are shipped to their final destinations in the North Sea and beyond.

Smulders sees a long-term future on the Tyne.

ELECTRIC-POWERED ROVS BEING DEVELOPED AND TESTED ON THE TYNE



On the same site where, in 1894, the Parsons Marine Steam Turbine Company set the standard for the next generation of steam ships, another Tyne-based business is setting the standard for the next generation of offshore ROVs (remotely-operated vehicles). SMD has developed the first large, all-electric ROV from its headquarters on the banks of the Tyne. The development has made use of Tyneside's fast-growing digital cluster and its wealth of software engineers, designers and developers, combined with the area's strong engineering skills.

"Leveraging Tyneside's strong engineering skills base and having world-class test facilities like Tyne Pressure Testing, ORE Catapult and Neptune Energy Park Deep Water Test Tank on our doorstep makes the development of new technology like our EV ROVs much easier."

Mike Jones,
Chairman, SMD.

And so the Tyne's reputation for world-changing innovations continues at SMD's Turbinia works – named after Parsons' Turbinia, the first ship to be powered by steam turbine.

www.SMD.co.uk

SMD say that the Tyne's blend of skills, test facilities and supply chain has helped to power this electrical revolution:

GLOBAL BUSINESSES POWERED BY THE TYNE

Shepherd Offshore

On the north bank of the Tyne, Shepherd Offshore is one of the region's leading service providers and developers, with established infrastructure and capacity spread over spread over 80 hectares (200 acres) and supported by more than 2,000 metres of deep-water quayside frontage. Shepherd Offshore's facilities and services support local, regional, and global businesses including Technip FMC, Baker Hughes, Bridon Bekaert, Royal IHC, JDR, Saipem, EDF, BP, Equinor, Dana, BAM and Subsea 7.

As a developer it has remediated over 40 hectares (100 acres) of land and constructed over 450,000 square feet of bespoke, world class facilities over the last 10 years. Annually its facilities service over 100 vessels a year.

"We'll continue to support and create unique offshore and marine clusters on the Tyne through responsible remediation and partnership with all our stakeholders."

Charles Shepherd,
Managing Director, Shepherd Offshore.
www.shepherdoffshore.com

And for over 40 years, Shepherd Offshore has made a significant contribution to the continued growth of the offshore and energy sector in the region.

INDUSTRY INNOVATION ORIGINATING ON THE TYNE



Leading researchers and energy sector businesses have joined forces to power pioneering new research in the North East.

"This is a great example of what can be achieved by combining our regional digital expertise and asset base with the aim of bringing real value to the industry."

Tony Quinn,
Test Facilities Director at ORE Catapult.

"This partnership supports our ambitions to collaborate with the North East offshore wind cluster where we will operate our flagship Dogger Bank project."

Tom Nightingale,
North East Stakeholder Manager for Equinor.

Wind farm data provided by industry giant Equinor means that energy specialists at Durham and Newcastle Universities, and at world-leading research facility, the Offshore Renewable Energy Catapult, are able to model innovations that could change the industry worldwide – including full energy systems integration and predictive maintenance of offshore equipment. It's a powerful partnership.

This partnership is facilitated by the North East Energy Catalyst.
NorthEastEnergyCatalyst.co.uk



READY TO JOIN US ON THE TYNE?

We can give you a head start by helping you:

- Find a site to suit you
- Calculate costs compared with other locations
- Identify finance and funding options
- Connect with the Tyne's supply chain
- Access test and research facilities
- Recruit a skilled workforce
- Relocate your team



Join our world-class cluster of businesses on the Tyne:
www.tynepowered.co.uk

Tyne Taskforce
1st Floor, The Lumen
Newcastle Helix
St. James Boulevard
Newcastle upon Tyne
NE4 5BZ

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