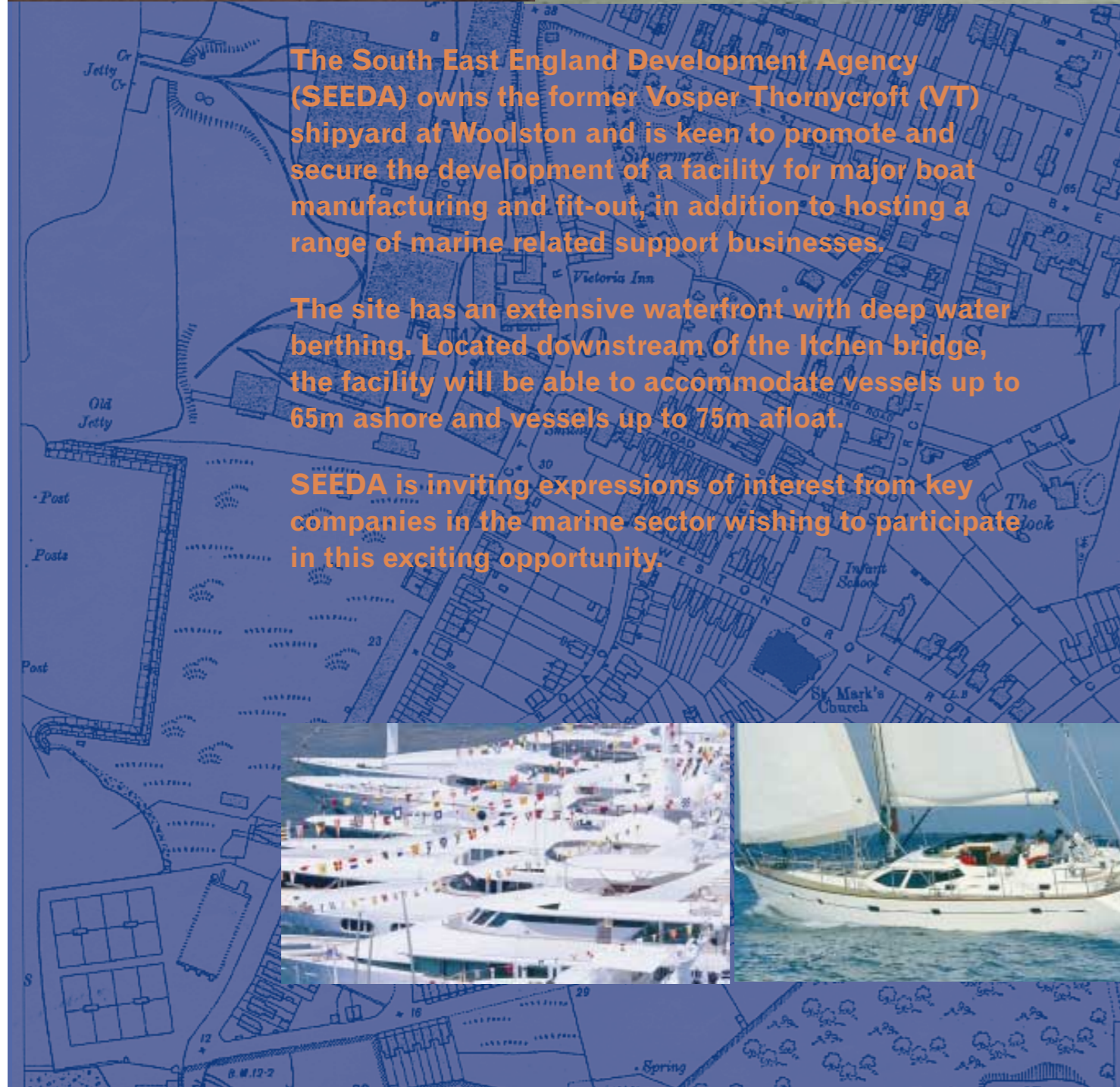


Woolston Riverside

Proposed Marine Manufacturing and Service Facility



The South East England Development Agency (SEEDA) owns the former Vosper Thornycroft (VT) shipyard at Woolston and is keen to promote and secure the development of a facility for major boat manufacturing and fit-out, in addition to hosting a range of marine related support businesses.

The site has an extensive waterfront with deep water berthing. Located downstream of the Itchen bridge, the facility will be able to accommodate vessels up to 65m ashore and vessels up to 75m afloat.

SEEDA is inviting expressions of interest from key companies in the marine sector wishing to participate in this exciting opportunity.



Expressions of Interest

SEEDA is seeking expressions of interest from key companies with a core business focused on the manufacture/fit-out of production boats up to 65m as well as other businesses operating in the marine sector. To register your interest in this exciting opportunity, please complete the enclosed questionnaire and return to the address below. This will help us understand your requirements and provide a basis for further discussion. Closing date for receipt of expressions of interest is 31 January 2005.

If you have any queries, please contact Drivers Jonas in the first instance.

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www.woolstonriverside.co.uk

What Happens Next?

The expressions of interest will help SEEDA to identify two or three key occupiers which we can work with to develop a detailed scheme and enter into commercial negotiations in relation to tenure. The requirements of other marine businesses, including suppliers, will also be included as part of this development process.

Peter Cusdin
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Planning Context

The South East England Development Agency (SEEDA), working with English Partnerships (EP) and Southampton City Council (SCC), is taking a lead role in the comprehensive regeneration of the Woolston Riverside site to create a thriving and sustainable mixed-use development. This key strategic site on the River Itchen provides a unique opportunity to deliver a major new marine facility.

A planning brief has been prepared in close collaboration with SCC. This provides a framework for the development of the site including new employment opportunities, homes, local retail, leisure and community facilities. A copy of the planning brief, brochure and questionnaire is available at www.woolstonriverside.co.uk

Southampton

Southampton is the largest city in South East England and benefits from excellent national and international communication links. Some 4.5 million people live within one-hour drive time of the City. Southampton Airport currently handles over 600,000 passengers each year serving a range of UK and European destinations.

The City has a strong maritime heritage and has developed a world-class reputation for marine engineering and technology. The University of Southampton and the internationally renowned Southampton Oceanography Centre provide excellent academic and research facilities.

The area is a world famous yachting venue and every year in September, the city hosts the largest UK on-water boat show.



The Opportunity

The UK is developing a significant presence within the new build and refit markets for large production boats and superyachts, with international interest focusing on the Solent area. The UK is seen as a source of innovative modern technology, which, coupled with the history of traditional craftsmanship, offers the potential for vessels of world beating quality.

SEEDA's strategic approach to the development of a major boat manufacturing and fit-out facility takes advantage of the unique aspects of the Woolston Riverside site. The Agency is making 4 ha of the site available for marine related development.



This is a unique opportunity on the River Itchen close to Southampton Water and the Solent. The existing deep water quays (Centenary Quay and North Quay) provide permanent deep water access and berthing.

Centenary Quay lies at the southern end of the marine employment area. It is a raised structure with a large piled open deck. The quay is serviced by a large travelling quayside crane, which operates over the length of the main deep water berth. Centenary Quay has a maximum berth length of 76m and the water depth along the berth has historically been maintained at below -4.0m Chart Datum (CD).

Further north, and approximately 2m lower, is North Quay. The basin fronting North Quay has been maintained at depths below -2.5m CD.

It is envisaged the existing quayside could be enhanced by adding a large boat hoist or synchro-lift facilities, together with working pontoons to support a range of berthing. The 4 ha site has the capacity for approximately 46,500m² (500,00ft²) of floorspace for production facilities, workshops, offices, showrooms and ancillary marine related uses.

The Proposal

The initial proposals for the waterside area include four key elements to optimise the use of the deep water basins and support the associated shoreside commercial activity.

North Quay | a specialist working quay for interim repair and refit of large yachts and superyachts offering a range of berthing to suit vessels up to 65m including one berth of 75m.

Centenary Quay | the main commercial quayside accommodating vessels of up to 76m with access to the existing 15 tonne crane plus additional access for mobile cranes.

Central Basin | working area focused around a large hoist dock or lift with associated pontoon berthing.

South Quay | providing a new pier to accommodate feature vessels up to 65m and other craft of public interest.

The proposal for the shore side area includes the opportunity for up to 46,500m² of floorspace to accommodate boat sheds, associated offices and workshop facilities.

The Boatshed | opportunity for up to two main anchor tenants requiring large-scale production facilities (8,000 - 14,000m²) with a flexible number of bays capable of accommodating vessels up to 65m.

Boat Yard | will provide access to the hoist synchro-lift, external fit-out areas and access to the boat sheds

North Quay large yacht centre | will provide up to 3,500m² of workshops and studios for associated businesses involved in the various projects on the North Quay working pontoon.

Marine Trade Centre | up to 12,000m² for marine related support businesses in a range of workshops and stores fronting onto the boat yard with offices, showrooms and retail units fronting onto the main road. Access to the boat yard and also the main road.

FOTC | Re-use of the former Fitting Out Trades Complex (FOTC) providing up to 17,000m² of flexible commercial space. Part could be converted into a boatshed up to 12,000m² with direct access to the boat yard. There is potential for four bays able to accommodate vessels of up to 30m.

The ground floor of the south side of the FOTC will have direct access to a public space with potential for use as retail and food and drink outlets, with education, training, marketing and hospitality on the upper floors of the south side.



WoolstonRiverside

