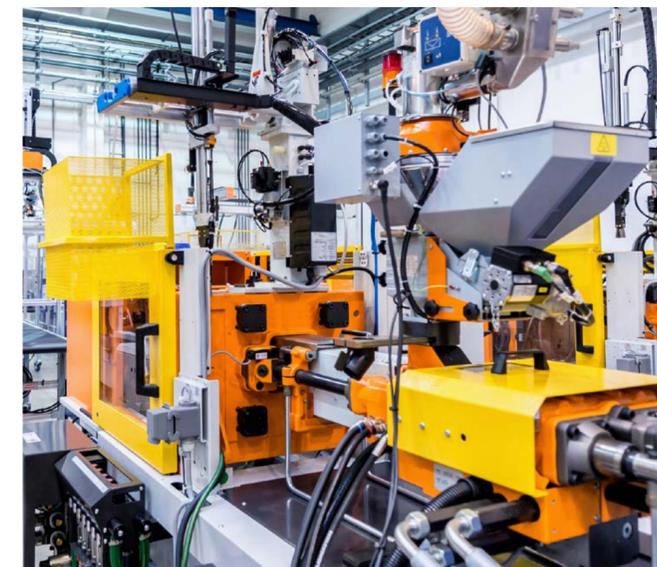




**YORKSHIRE
ENERGY
PARK**

yorkshire-energy-park.co.uk



Our vision is to create a national exemplar

A next generation, ESG business park that will play a huge role in revitalising the local economy and generating valuable community impact.

The Yorkshire Energy Park is a flagship development strategically located in the Humber Freeport, at the heart of the UK's Energy Estuary.

Providing energy at significantly lower than market rates for its tenants, alongside data resilience and superfast broadband, it is a compelling offer and one that has already attracted significant interest from both funders and tenants, nationally and internationally.



Photo by Francesco Gallarotti on Unsplash.

“ A strategic location in the Humber Freeport, Yorkshire Energy Park will play a pivotal role in the UK's race to a **zero-carbon** future.





A new energy era

As energy resilience becomes of paramount importance, with disruption to energy supplies and the increasing need for more localised, low carbon energy sources, Yorkshire Energy Park is a compelling proposition aligned to the UK's net zero ambitions.

Its position close to the feed in point to the National Grid and natural gas running through the site enables generation of resilient energy for tenants at lower than market rates.

Longer term, the vision is to transition to a hydrogen solution through the nearby Saltend Hydrogen Hub being developed by Equinor and its partners in the Zero Carbon Humber Alliance.

The energy infrastructure for the offshore windfarms running adjacent to the site also provides a unique opportunity to develop innovative battery storage solutions.

Working with the National Grid, Yorkshire Energy Park is also pioneering a UK first. New technology will make use of spare capacity on the electrical transmission systems for offshore wind farms to provide high-capacity connections at low cost.

Connected technology

Yorkshire Energy Park will have an extensive fibre network footprint connecting into National core access fibre, delivered by some of the UK's biggest operators. Two additional backhaul routes will also ensure unquestionable resilience, vital for the data centre provision earmarked for the park.

Coupled with the unique energy offer, Yorkshire Energy Park is the natural home for the regions first tier three data centre, to support the extensive growth in cloud solutions and the subsequent appetite for data that is increasing unabated.

With multiple paths for power and network connectivity, the co-location data centre will provide public and private cloud services with an expected uptime of at least 99.982%.

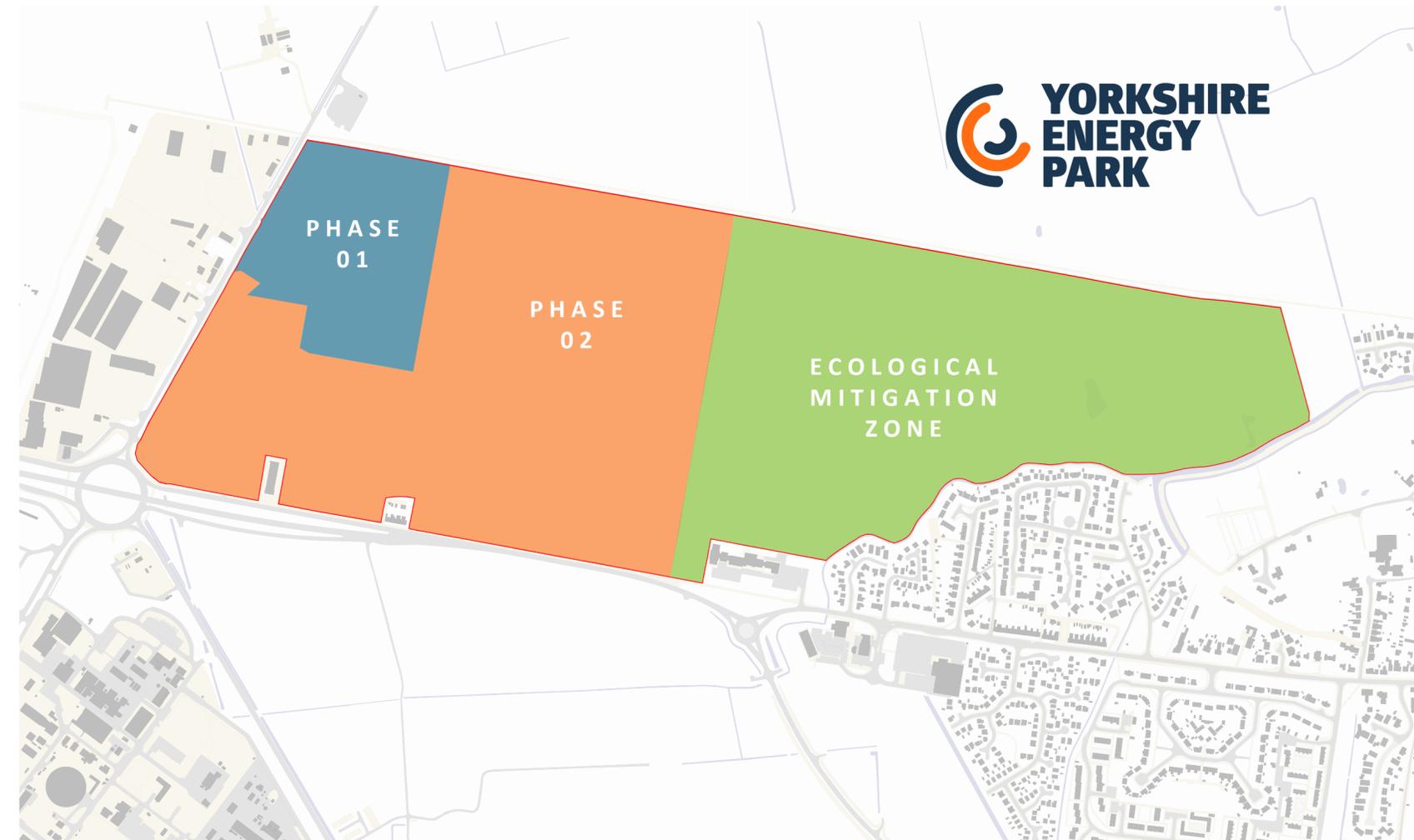


An oven ready development

The Yorkshire Energy Park will be located on a former aerodrome site in the East Riding of Yorkshire. Preparatory works to ready the site for its first occupiers is scheduled to commence in summer 2021.

The current masterplan for the 212-acre site includes:

- An energy centre, battery storage and primary substation, providing on-site energy and off-site energy for export
- A tier 3 data centre and disaster recovery suite
- A mixture of space for businesses, including incubator space for start-up businesses and SME growth
- A National Centre of Excellence for education, training and research facilities and associated on site, short stay accommodation
- An outdoor building materials and testing facility
- New sports facilities for the community
- 45 hectares of green space, protected for 150 years as an ecologically enhanced area for protected species.



PHASING PLAN



The heart of the UK's Energy Estuary

The Yorkshire Energy Park will be located in a strategic site within the East Riding of Yorkshire; in the heart of the UK's Energy Estuary.

The Humber is uniquely positioned to contribute to the growth of the North and become a global leader in combating climate change. The region's role in the Northern Powerhouse and UK PLC is playing a huge role in driving the nation's economy.

The Humber is benefiting from a renewable energy and digital technology renaissance, making it the ideal place to invest in. A growing number of national and international corporations are choosing the Humber Estuary as their base. These include the providers of offshore wind-farm equipment and energy storage technology; energy intensive processors and manufacturers; and digital storage and information technology companies.



TRANSPORT CONNECTIONS

HUMBERSIDE AIRPORT
51 minutes Hull > Humberside Airport

LEEDS
57 minutes Hull Interchange > Leeds Station
1 hour 35 mins Hull > Leeds city centre

MANCHESTER
2 hours 20 mins Hull Interchange > Manchester Piccadilly
2 hours 26 mins Hull > Manchester city centre



Reap the rewards from Humber Freeport

Already home to the UK's busiest port complex including the four major ports of Hull, Goole, Immingham and Grimsby, which combined handle around 17% of the nation's trade, the Humber Ports play a vital role as strategic assets in the fabric of the nation.

Yorkshire Energy Park sits within the Humber Freeport zone, which will take in a wide 45-kilometre area expanding across both banks of the Humber.

Britain's Global Gateway

- Attracting new businesses
- Stimulating investment into the area
- Uplifting in economic activity

INSIDE THE HUMBER FREEPORT TAX ZONE

- Accelerated capital allowances
- Relief from stamp duty and land taxes
- Relief from business rates
- Relief from employers National Insurance Contributions for the first three years of being operational.

Be in good company with like-minded, forward-thinking businesses with Yorkshire Energy Park's neighbours.

- ABP's Humber International Enterprise Park
- Saltend Chemical Park
- Eastern portion of the Port of Hull



Freeports are intended to stimulate economic activity in their designated areas. The main intention is to attract inward investment to build new facilities which bring jobs to an area, taking advantage of the incentives of being inside the Freeport zone.

Harness the ESG potential

Now, more than ever before, the UK needs to proactively connect investment to sustainable development to tackle some of the most pressing economic, environmental and societal challenges.

Strategically positioned alongside some of the leading players in the zero-carbon agenda, Yorkshire Energy Park aspires to play a prominent role in the region's low carbon future, whilst boosting the region's skills and earning power.

The delivery of the park will kick start the economic future of the Humber region with circa £200m inward investment. Through the

park's development and operations, 4,480 new jobs are anticipated, including highly skilled career opportunities, directly addressing the levelling up agenda.

The target of 80% local labour through the construction period, along with the creation of trainee, graduate and apprenticeship opportunities will ensure considerable social return on investment.

The National Centre of Excellence will also be fundamental in crafting the next generation of leaders in key industries, including energy, data and advanced manufacturing.



£200 MILLION
of inward investment
to kick start the future
of the region



4,480 NEW JOBS
including highly skilled
career opportunities



CENTRE OF EXCELLENCE
crafting the next generation of leaders
in key industries

“ Bringing together forward-thinking businesses from across the globe to create and deliver innovation and world firsts.



Learn more about this flagship development

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