



WILTON
INTERNATIONAL

Energy | Space | Plug & Play

The site that's ready for
energy-intensive industry



Energy | Space | Plug & Play



- Wilton International's ready-to-go site solution integrates energy, development land, infrastructure, utilities and security.
- Located within the Teesside UK industrial cluster, the site enables direct access to a skilled workforce, knowledge, supply chain opportunities and multi-modal connectivity.
- For investing, energy-intensive industrial businesses, Wilton International delivers competitive advantage through reduced costs, risk and project timeframes.



Energy | Space | Plug & Play



For investing energy-intensive industrial businesses, Wilton International delivers competitive advantage through reduced costs, risk and project timeframes.



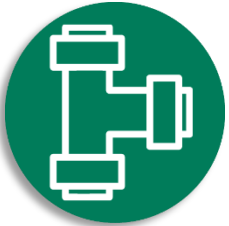
Resilient, secure, low-cost energy

On-site energy generation utilising multiple assets with National Grid backup ensures energy security, resilience and cost savings.



Specialist site safety and security

With top-tier 'COMAH' operators the site can provide the health, safety and security standards demanded by major process industry companies.



'Ready-to-go' infrastructure

Established industrial infrastructure is ready to deliver the utilities, feedstocks, industrial gases and products needed by investing businesses.



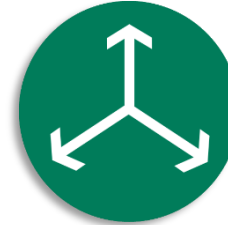
Skilled labour, expertise and industry clustering

Location within the Teesside industrial cluster provides access to a large, technically skilled workforce, expertise and supply chain opportunities.



'Plug & play' property solutions

A range of large-scale, fully serviceable development plots are available, with flexible tenancies and pre-consented planning.



Total transport connectivity

Comprehensive, multimodal freight transport solutions are directly accessible on Teesside – for logistics efficiency, flexibility and security.

Resilient, secure, low-cost energy



On-site energy generation utilising multiple assets ensures energy resilience and security. Investing businesses benefit from reduced costs, risk and project lead times.



Energy security

Multiple on-site power generation plants and fuel types ensure energy resilience and security, and reduced operational risk.



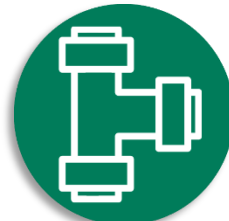
Renewable energy benefits

Reliable, on-site sources of renewable energy enable carbon savings, potential carbon tax reductions and CSR benefits.



Energy cost savings

On-site power generation reduces certain transmission charges and renewables levies, which means lower energy costs.



Ready-to-go steam generation & supply

Reliable, ready-to-go, on-site steam generation and supply, at various grades, means reduced project costs, and ongoing operating costs.

Resilient, secure, low-cost energy



Wilton International is home to 4 power generation units utilising 3 fuel types – delivering outstanding energy capacity, resilience and security for businesses on site.



GT2

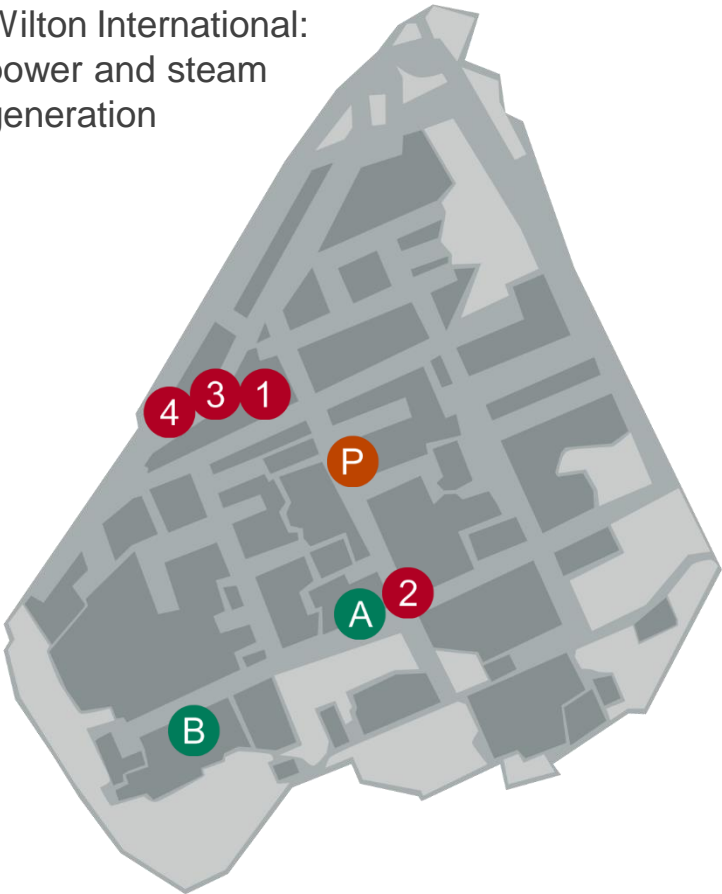


W10



W11

Wilton International:
power and steam
generation



Wilton International Energy Generation Plants				
	Plant	Name	Power Output	Steam Output
1	CCGT Combined Heat & Power	GT1 + ST11	40-75MW	70-140 Tonnes/Hour
2	OCGT Combined Heat & Power	GT2	40MW	80-160 Tonnes/Hour
3	Biomass	Wilton 10	33MW	10 Tonnes/Hour
4	Energy from Waste	Wilton 11	15-40MW	150-0 Tonnes/Hour
A	Combined Heat & Power	GT3	Planned Developments	
B	Combined Cycle Power Plant	Tees CCPP		
P	Package Boilers			
				120 Tonnes/Hour

Resilient, secure, low-cost energy



Wilton International's private wire electricity grid, with National Grid back up, delivers energy resilience, cost savings and 'plug and play' benefits for investing businesses.



Private wire electricity grid

Wilton International offers the UK's largest private wire network, which means reduced national grid charges and lower overall energy costs for businesses.



'Plug & play' energy supply

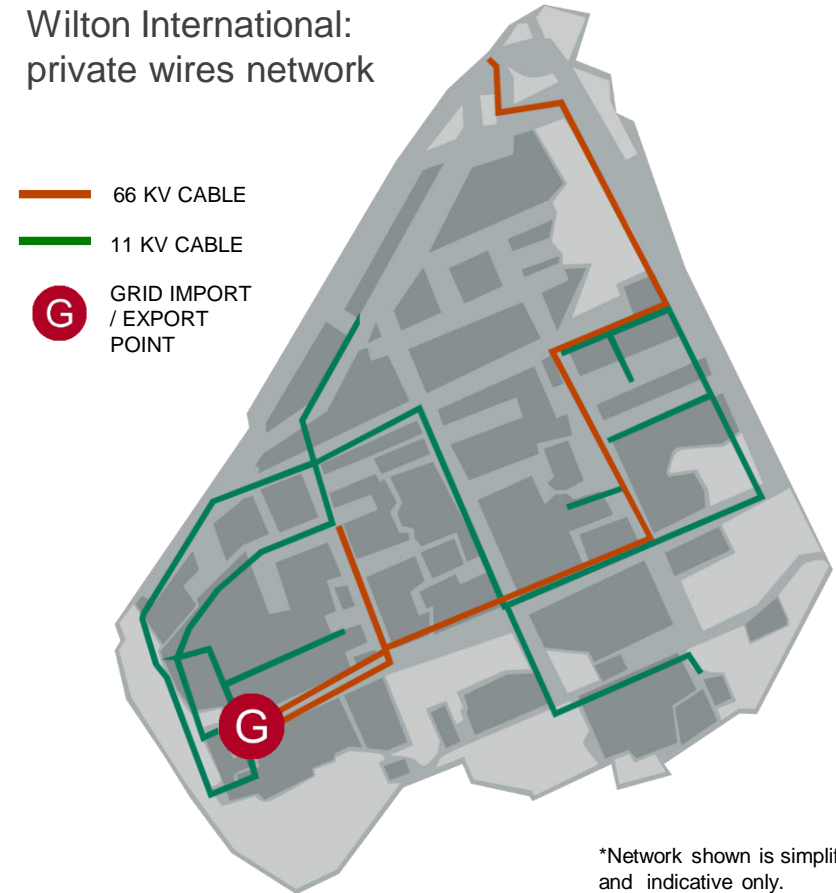
Wilton International's on-site electricity supply is 'ready to go', enabling businesses to reduce investment project costs, risk and timeframes.



Energy resilience & security

An import/export back-up connection to the National Grid ensures a resilient, secure power supply – 24/7, 365 days a year.

Wilton International:
private wires network



*Network shown is simplified and indicative only.

World-scale utilities capacities



Wilton International provides the UK's largest demineralised water production and distribution network, ensuring ready, resilient and cost-effective supplies for businesses.



Demineralised water production & supply

Sembcorp owns, operates and maintains Wilton International's extensive demineralised water production and distribution network – the largest in the UK.



Resilient & cost-effective supply


On-site production of demineralised water, as well as delivery of raw and potable water, by Sembcorp means ready-to-go, reliable supplies and cost savings.

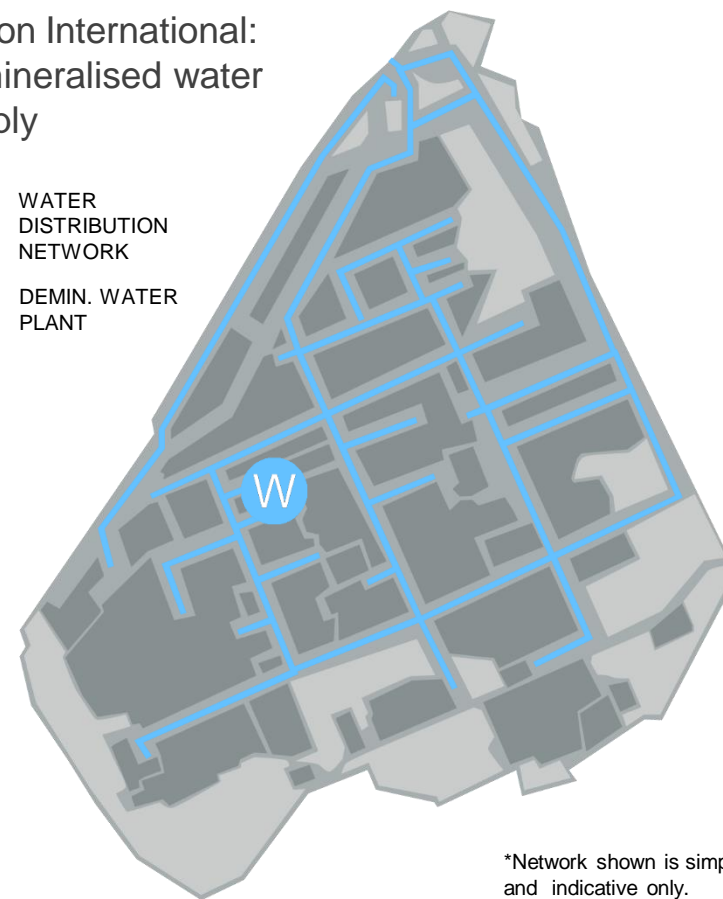


A secure regional water supply

Wilton International's water security advantages are further enhanced by a plentiful supply of water in the North East region.

Wilton International:
demineralised water
supply

— WATER
DISTRIBUTION
NETWORK
 DEMIN. WATER
PLANT



*Network shown is simplified
and indicative only.

World-scale utilities capacities

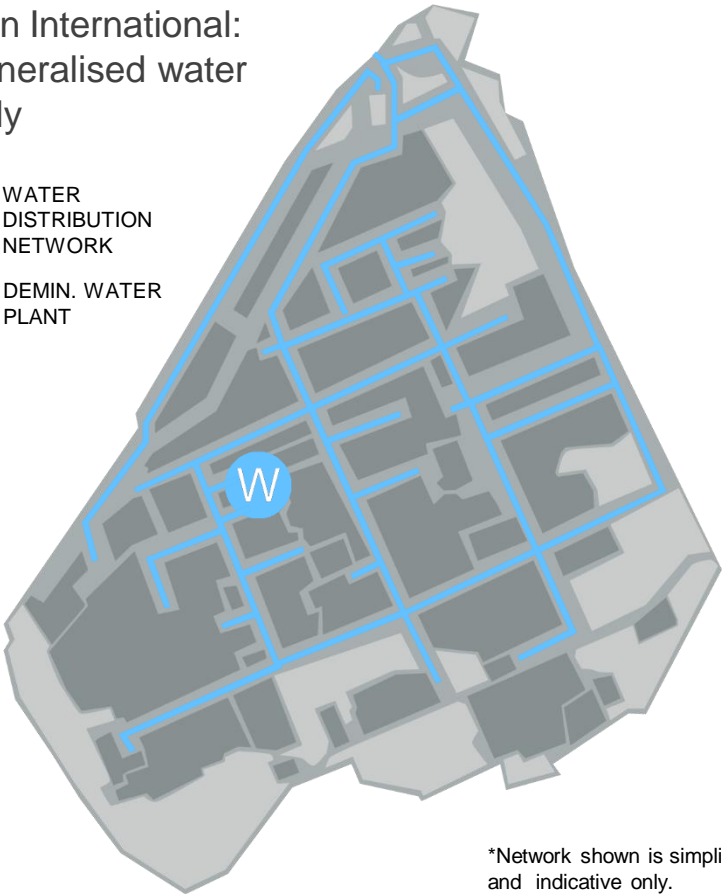


Sembcorp produces demineralised water and supplies raw and potable water on the Wilton International site, ensuring reliable, large-volume supplies for businesses.

Demineralised Water Plant (Sembcorp)	
Product	Approx. Annual Supply Volume
Demineralised Water	3.1 million m ³
Product	Typical Annual Supply & Distribution Volumes
Raw Water	15 million m ³
Potable Water	2.7 million m ³

Wilton International:
demineralised water
supply

- WATER DISTRIBUTION NETWORK
- W DEMIN. WATER PLANT



*Network shown is simplified and indicative only.

World-scale utilities capacities



Businesses based at Wilton International benefit from specialist effluent management services delivered by Sembcorp (on site) and Northumbria Water (adjacent site).



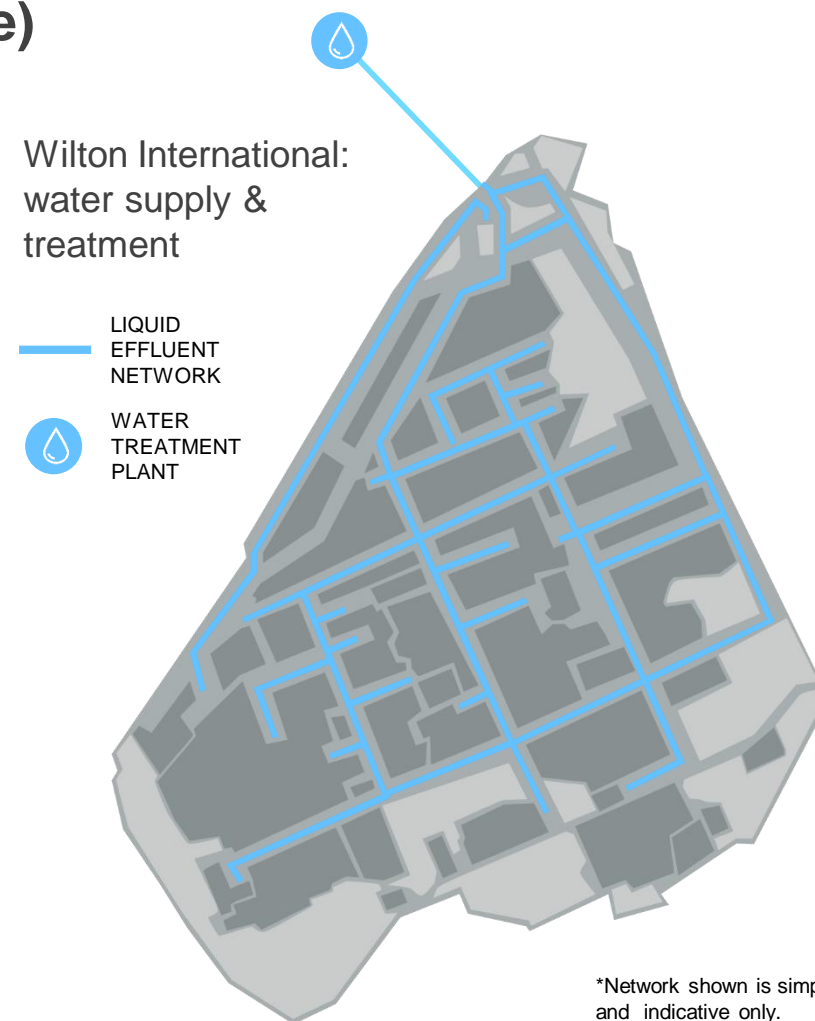
Reliable on-site effluent management

Sembcorp controls the Wilton International site's drainage system, providing reliable, cost-effective waste water and liquid effluent management services.



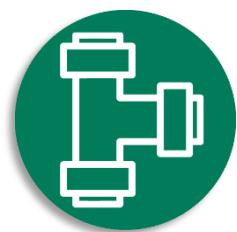
Specialist water and wastewater management

Northumbrian Water's Bran Sands treatment facility, adjacent to Wilton International, delivers specialist water and effluent management solutions for businesses on the site.



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World-scale utilities capacities



Large-volume natural gas supplies

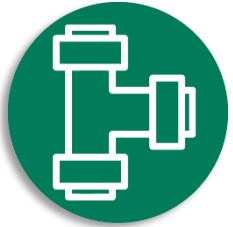
With direct pipeline connection capability to Teesside's North Sea gas processing plants and the UK national gas transmission networks, Wilton International can supply businesses on site with natural gas in large volumes.



Established industrial infrastructure



Wilton International's industrial infrastructure is extensive and ready-to-go, enabling investing businesses to reduce development project costs, risk and lead times.



'Ready-to-go' on-site services

Wilton International's 120km of service corridors provide businesses with 'ready to go' connectivity for supply of utilities, industrial gases, feedstocks and products.



Established site infrastructure

In-place site infrastructure includes pipelines, cables, cable routes & supports, culverts, bridges, pipe supports & anchor blocks.



Teesside cluster connectivity

Sembcorp-owned pipelines and service corridors link Wilton International to the Teesside cluster and port-side terminals, maximising connectivity and supply chain security.



Reduced costs, risk and lead times

Wilton International's established infrastructure means reduced investment project costs, risks and lead times, and the affordable installation of additional bespoke services.

Established industrial infrastructure



Wilton International is ready to deliver the utilities, industrial gases, feedstocks and products required by investing businesses.



Wilton International's 'Ready-to-Go' Services		
Utilities <small>(Supplied by Sembcorp)</small>	Industrial Gases <small>(Supplied by BOC)</small>	Pipelines for:
Demineralised water	Nitrogen	Feedstock
Raw water	Oxygen	Products
Potable water	Hydrogen	
Natural gas	CO2	
Compressed air		

Wilton International:
service corridors



*Network shown is simplified and indicative only.

'Ready-to-go' property solutions



Wilton International delivers flexible, pre-consented, plug-and-play industrial property solutions - enabling investing businesses to reduce project costs, risk and timeframes.



Flexible property solutions

Wilton International can accommodate diverse property needs including land, business compounds, offices, warehousing and workshops.



A large, diverse land portfolio

With a land portfolio of 562 acres and individual plot sizes from 2.5 up to 66 acres, Wilton International can accommodate a wide range of industrial uses.



'Ready-to-go' development land

All plots are fully serviceable with 'plug & play' energy, utilities and industrial infrastructure - reducing investment project costs and lead times.



Pre-consented planning

Wilton International is pre-consented for a range of heavy and light industrial uses, enabling businesses to reduce development timeframes, costs and risk.



Flexible tenancies

Sembcorp offers both flexible leases and virtual freehold options (on peripheral plots), tailoring tenancies to customers' specific requirements.



Enterprise zone benefits

Financial incentives can include Business Rate Discounts and Enhanced Capital Allowances, further enhancing Wilton's competitiveness.

‘Ready-to-go’ development land



Wilton International offers a range of large-scale, fully serviced development plots, both greenfield and brownfield, either within or outside the secure site area.



Type of Development Land	Sembcorp Owned	3 rd Party Owned
Greenfield Heavy Industry	75 acres	
Brownfield Heavy Industry	112 acres	200 acres
Greenfield Light Industry	175 acres	

Wilton International:
available development
plots



Plot areas shown are
simplified and indicative only.

Specialist site safety and security



As a top tier COMAH site, Wilton International meets the exacting health, safety, security and emergency response requirements of major chemicals and process industry businesses.



A top-tier COMAH site: safety & security

Wilton International meets the strict requirements of businesses operating under COMAH regulations. Health, safety and security are top priorities on site.



Secured business assets

Site security includes a 24/7/365 on-site team, constantly monitored CCTV, strictly controlled gate access and security checks plus a 9km perimeter fence.



On-site emergency services

Rapid-response emergency services are provided on site by Falck Fire Services UK - international leaders in industrial site safety.



Access to a skilled, specialist workforce



Wilton International provides businesses with direct access to a large, cost-competitive pool of skilled chemicals sector and scientific R&D workers.



A specialist chemicals sector workforce

Amongst the UK's major chemicals cluster locations, Wilton International ranks joint 1st for access to primary chemicals manufacturing workers.



A highly skilled scientific R&D workforce

Wilton International also ranks No.1 - by a significant margin - for access to a large-scale scientific R&D workforce, making it the UK location of choice for process industry investments with significant R&D elements.

Primary chemicals manufacturing workers



In Wilton's core labour catchment area



The GB average sector workforce concentration



Amongst major UK Chemicals Clusters (joint)

Scientific R&D workers



In Wilton's core labour catchment area



The GB average sector workforce concentration



Amongst major UK Chemicals Clusters

Education and skills partners



Teesside's established, skilled labour force is supported by dedicated education and skills providers, working in close partnership with industry.



Industry-focused education

Teesside and the North East are home to several colleges, universities and technical training providers focused on the needs of industry.



Industry-focused courses and qualifications

Courses, qualifications and apprenticeships aligned with the needs of industry are available from Level 2 (further education college) through to degree and post-graduate levels (university).

Specialisations aligned with the needs of Wilton International-based businesses include mechanical, chemical, process, energy, renewables, petrochemical, offshore, automotive and aerospace engineering and technologies.

Further education colleges



Technical training providers



Universities



The Wilton International-Teesside industrial cluster



A UK-leading industrial cluster

The Wilton International and Teesside cluster includes major manufacturing businesses, R&D and technology organisations, and suppliers of logistics, storage and other key services.

The cluster creates opportunities for businesses investing at Wilton International including supply chain, research and development and knowledge exchange partnerships.

Relationships between cluster businesses, and the cluster's promotion internationally, are facilitated by a dedicated organisation - NEPIC – the North East of England Process Industry Cluster.



The Wilton International-Teesside industrial cluster



Leading industrial businesses, research organisations and logistics providers.



Sembcorp Utilities (UK) Ltd

Industrial energy, utilities and services



SABIC UK Petrochemicals

Ethylene, propylene & LDPE manufacturing



Ensus Ltd
Bioethanol manufacturing



Alpek Polyester UK
PET manufacturing



Huntsman Polyurethanes (UK)
Nitrobenzene & aniline manufacturing



BOC Ltd
Industrial Gas Supplies



Biffa Polymers
Plastic waste recycling



Nippon Gases UK
CO2 from Bioethanol



Sirius Minerals Plc
Materials Handling Facility



Centre for Process Innovation (CPI)
Process industries Catapult Centre



Materials Processing Institute
New materials & processes



TWI
Materials joining & engineering



PD Ports
Teessport deep-sea port



Navigator Terminals
Liquid Bulk Storage



Inter Terminals
Liquid Bulk Storage



Redcar Bulk Terminal Ltd
Deep water bulk freight terminal



Northumbrian Water Ltd
Water treatment facility



NEPIC
Cluster membership organisation

R&D and technology partners



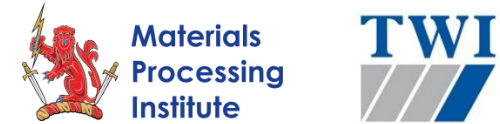
Wilton International-based businesses can access leading Research and Technology Organisations and research-focused universities in Teesside and North East England.



Research & Technology Organisations

Teesside is home to:

- Centre for Process Industries (Catapult Centre)
- TWI (materials joining and engineering)
- Materials Processing Institute (New materials and processes)



Research-focused universities

Industry-focused university research centres, groups and institutions in North East England include:

- North East Centre for Energy Materials (NECEM)
- Swan Centre for Energy Research
- National Centre for Energy Systems Integration (CESI)
- Durham Energy Institute



Total transport connectivity



Wilton International's Teesside location provides direct access to comprehensive, multi-modal freight transport solutions – for logistics efficiency, flexibility and security.



Direct deep sea port access

Located just 2 miles from Wilton International, Teesport is a major deep sea port, ranked 7th in the UK by tonnage and in the UK top 5 for liquid bulk.



Deep water bulk freight terminals

Both Teesport and Redcar Bulk Terminal – the deepest on Britain's east coast – deliver large-scale bulk freight handling services.



Handling diverse cargo types

Teesport handles multiple cargo types – lo-lo (container), ro-ro, bulk, general and project – enabling logistics efficiency, flexibility and security.



Liquid bulk storage and transportation

With direct pipeline connections from Wilton International, the North Tees terminals handle diverse liquid bulk products and provide bespoke storage solutions.



Global sea freight connectivity

Teesport delivers a comprehensive range of sea freight services: global deep sea, European short sea and European hub feeders (e.g. Rotterdam).



Direct mainline rail freight connectivity

Wilton International's private, on-site rail sidings link directly to the UK mainline network and Teesport, enabling cost-effective bulk freight transportation.

Total transport connectivity



KEY

- Wilton-Port Road
- Major Roads
- Railways
- Major Pipeline / Service Corridors
- Teesport Freight Terminals
- Liquid Bulk Terminals
- Wilton International Site
- Wilton International 2.5m (4km) radius (East Gate)

FREIGHT TERMINALS

- Liquid Bulk
- Dry Bulk
- Container (Lo-Lo)
- Storage
- Ferry (Ro-Ro)



Fibre internet connectivity



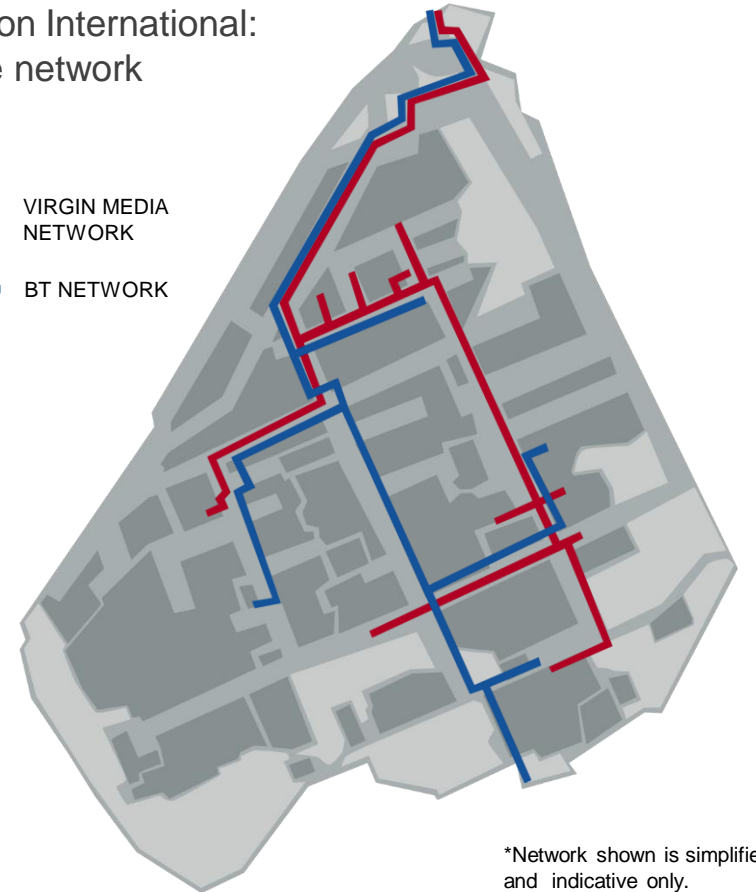
Wilton International's fibre network enables productivity and security for industrial businesses with high data transmission requirements.



Wilton International is serviced by 3rd party providers of high-speed, high-bandwidth fibre internet connectivity, with diverse routing providing a true layer of resilience.

Wilton International:
fibre network

— VIRGIN MEDIA
NETWORK
— BT NETWORK



*Network shown is simplified and indicative only.

UK market access by road



Wilton International benefits from a highly advantageous central UK location, with direct access to the trunk road network via the A66 (east-west) and A19, A1 and M1 (north-south).

Key UK markets, industrial centres and chemicals clusters are accessible within 4 hours 30 minutes' HGV drive time (one driver shift).

Cities / Clusters	Car Drive Time (Hrs)	HGV Drive Time (Hrs)	Distance (Miles)
Within 2 Hours			
Newcastle	0.50	0.57	45
Leeds	1.15	1.26	70
Within 3 Hours			
Saltend (Hull)	1.50	2.06	119
Manchester	2.00	2.18	117
Runcorn	2.20	2.41	142
Liverpool	2.30	2.52	146
Within 4.5 Hours			
Birmingham	2.50	3.15	178
Edinburgh	3.00	3.27	162
Glasgow	3.00	3.27	193
Grangemouth	3.20	3.50	210



Source: Google Maps (HGV adjusted)

Global market access by sea



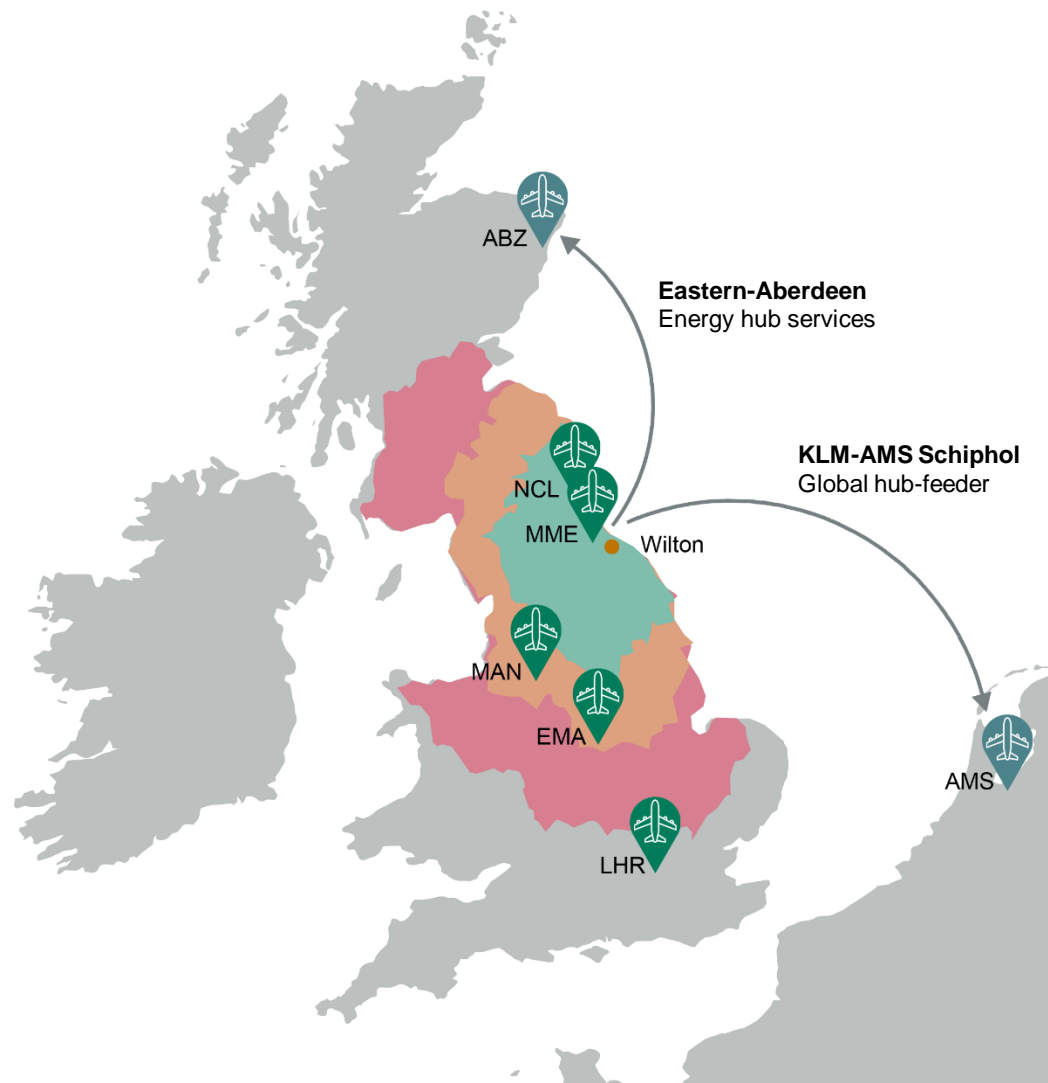
Teesports's deep sea port handles diverse cargo types and provides Wilton International-based businesses with comprehensive, global sea freight connectivity. Services include:

- European short sea
- European hub feeders
- Global deep sea



Destinations include:
Zeebrugge
Europoort
Botlek
Rotterdam
Antwerp
Moerdijk
Japan
Gdynia
Klaipeda
Riga
St Petersburg
Helsinki

Global market access by air



Durham Tees Valley Airport (MME) is located just 24 minutes' drive time from Wilton International, providing:

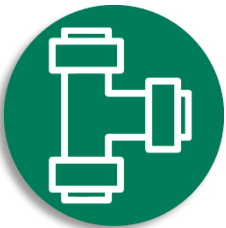
3 X daily KLM flights to Amsterdam (AMS), for onward global connections to 200+ destinations

3 x daily Eastern Airways flights to Aberdeen (ABZ), the energy industry hub

Airports	Car Drive Time (Hrs)	HGV Drive Time (Hrs)	Distance (Miles)
Within 30 Minutes			
Durham Tees Valley (MME)	0.18	0.21	15
Within 2 Hours			
Newcastle (NCL)	0.55	1.03	53
Leeds Bradford (LBA)	1.10	1.20	66
Within 3 Hours			
Manchester (MAN)	2.00	2.18	129
East Midlands (EMA)	2.10	2.29	141
UK #2 Air Cargo Hub			
Within 5 Hours			
London Heathrow (LHR)			
UK Passenger Hub & #1 Air Cargo Hub	4.00	4.36	255

Sources: Google Maps (HGV adjusted); CAA 2018; Durham Tees Valley Airport, 2019

Connectivity to UK chemicals clusters



Direct access to the UK ethylene pipeline

Teesside is the central node in the UK's ethylene network, being the only chemical cluster to provide production, consumption, storage and export facilities on the system.

The UK's outstanding integrated industrial site



In a comparison of the UK's major integrated sites - offering high power, development space and COMAH status – Wilton International is outstanding based on key location choice factors:



Resilient on-site power generation and supply (4 units utilising 3 fuel types).



A large land portfolio with available, large-scale development plots.



Enterprise Zone financial incentives for investing businesses.



Access to a large-scale, specialist chemicals workforce.



Access to a large-scale, specialist scientific R&D workforce.



Direct access to a major deep-water port and bulk freight terminals.

An outstanding national business environment



Recent studies confirm that the UK continues to offer a highly advantages business environment in comparison with Wilton International's key European competitor locations.



Business-friendly regulations

A more business-friendly regulatory environment than the Netherlands, Belgium or Spain.



Labour market flexibility

A more flexible labour market than the Netherlands, Belgium or Spain.



Lower labour costs

Significant labour cost advantages versus the Netherlands and Belgium.

Quality of life advantages



Tees Valley and the surrounding area provide relocating personnel with the opportunity for an excellent quality of life.



High-quality education

High-performing primary and secondary schools, both state and independent, are accessible in the area surrounding Wilton International.



Desirable residential areas

Residential areas close to Wilton International include desirable villages and market towns offering significant housing cost advantages versus competitor regions.



Lifestyle advantages

Tees Valley provides access to beautiful countryside, the North York Moors National Park and stunning coastlines, providing an excellent lifestyle for residents.



Support for investing businesses



Businesses investing at Wilton International can potentially benefit from a range of regional and funding support and services.



Support for capital investment

Grants and loans are potentially available for projects involving significant capital investment.



Regional support

Dedicated support and facilitation for investors is provided by local authorities and agencies.



Support for job creation

Financial support is typically linked to job creation or retention.



A supportive regional network

Teesside's business network, including cluster, technology and public sector organisations works together to support investing businesses.



Enterprise zone incentives

Financial incentives can include Business Rate Discounts and Enhanced Capital Allowances.



Business-friendly planning

The local authority's industry-friendly planning regime helps investors to deliver projects quickly and efficiently.

Contact Wilton International



For more information or to discuss an opportunity, please contact:

Wilton International Inward Investment Team

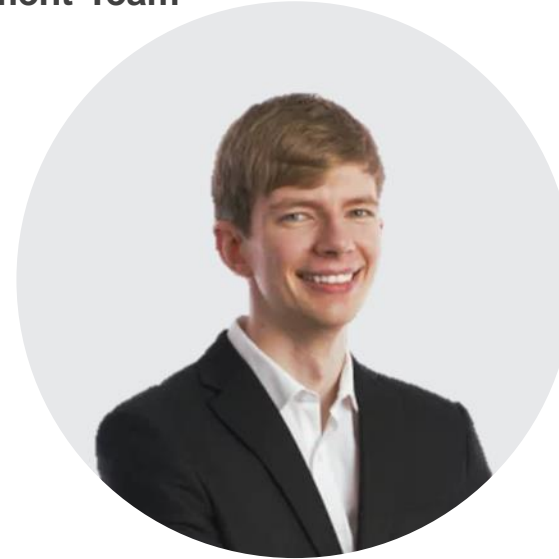


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