

A HOME FOR YOUR BUSINESS

At the gateway to the Celtic Sea

New office and workshop
spaces to let in Pembroke Dock



Artist's impression

Pre-let agreements now
being taken for early 2023

For more details, please get in touch with Sharon Adams on
Tel: +44(0)1646 696631 Email: sharon.adams@mhpa.co.uk www.pembrokeport.com



Port of Milford Haven



The Hangar Annexes development is part of the Swansea Bay City Deal-backed Pembroke Dock Marine project which is funded by UK Government, the Welsh Government, the public and private sector. It is also part funded by the European Regional Development Fund through the Welsh Government.



UNDEB EWROPEAIDD
EUROPEAN UNION



Llywodraeth Cymru
Welsh Government

**Cronfa Datblygu
Rhanbarthol Ewrop
European Regional
Development Fund**

Be part of a brand-new development in a world-class engineering facility

Pembroke Dock has had a long association with large scale maritime construction and fabrication, from its establishment as a Royal Naval Dockyard to build navy ships in 1814, to a bustling dockyard with sophisticated supply chain businesses and a highly skilled workforce on site today. The Sunderland Hangars have been a part of our historical landscape for many years, housing the Flying Boats that defended our shores in World War Two and even Pembroke Dock's 'worst kept secret' when a famous spaceship was built here in the 1970s.

As we enter a new chapter in Pembroke Dock's maritime history, the annexes connected to these landmark buildings at Pembroke Port are being renovated to provide brand new office and workshop spaces. This is a development led by the Port of Milford Haven, as part of the Swansea Bay City Deal-backed Pembroke Dock Marine project. This project will create a world-class centre for marine energy and engineering in close proximity to the Celtic Sea. As well as new office and workshop spaces, we're charging up to support green industries further, with fabrication and laydown space, an extended slipway and a new berthing zone.

Pembroke Dock Marine will deliver the facilities, services and spaces needed to establish a world-class centre for marine engineering. It will have cross-industry application, but its immediate focus is on the low carbon energy sector.

This £60m Swansea Bay City Deal-backed development is funded by the UK Government, the Welsh Government, the public and private sector. It is also part funded by the European Regional Development Fund through the Welsh Government.

The four elements are:

Marine Energy Engineering Centre of Excellence (MEECE)

Delivered by: ORE Catapult

Purpose: Research, development and demonstration support, driving innovation in the supply chain and reducing cost of energy.

Pembroke Port developments

Delivered by: Port of Milford Haven

Purpose: Creating spaces that help industry fabricate, launch and maintain devices.

Marine Energy Test Area (META)

Delivered by: Marine Energy Wales

Purpose: Facilitates component, sub-assembly and device testing through pre-consented test areas in order to reduce the time, cost and risks faced and accelerate growth in the sector.

Pembrokeshire Demonstration Zone (PDZ)

Delivered by: Celtic Sea Power

Purpose: Enabling offshore renewable infrastructure to catalyse the Celtic Sea floating offshore wind and marine energy opportunities.





We're excited to play a part in the **Pembroke Dock Marine project** which is anticipated to deliver benefits including:

- In excess of 1,800 jobs with opportunities for today's workforce and for the next generation
- Potential to make a positive change to managing climate change, with 1,000MW contribution to UK and Welsh decarbonisation targets
- £73.5m annual contribution to the regional economy
- Increased supply chain resilience and opportunities for expansion
- Increased industrial innovation, collaboration and research
- Opportunities across multiple maritime industries, with immediate focus on the marine energy opportunity

Being based at Pembroke Port, your business will have access to:

- An experienced local supply chain on site
- A local skilled workforce with transferable skills from the energy industries
- A growing base of companies developing and testing devices and managing development projects in the Floating Offshore Wind, Renewables and Carbon Reduction industries
- Quayside access
- Internal and external storage and laydown areas
- Good transport links by road and sea, including onsite twice daily Irish Ferries service to Ireland
- A supportive and collaborative business community
- A dedicated Commercial Manager to work with you as your business develops
- The expertise of the Port of Milford Haven team available to offer guidance

We are now welcoming enquiries for these new office and workshop spaces which will be complete in early 2023.

Pembroke Port is also home to a range of commercial properties, so we can work with you on a solution to suit your needs in this exciting phase of development.

Get in touch

Please contact **Sharon Adams, Commercial Manager** at Pembroke Port for further details:

Tel: +44(0)1646 696631

Email: sharon.adams@mhpa.co.uk

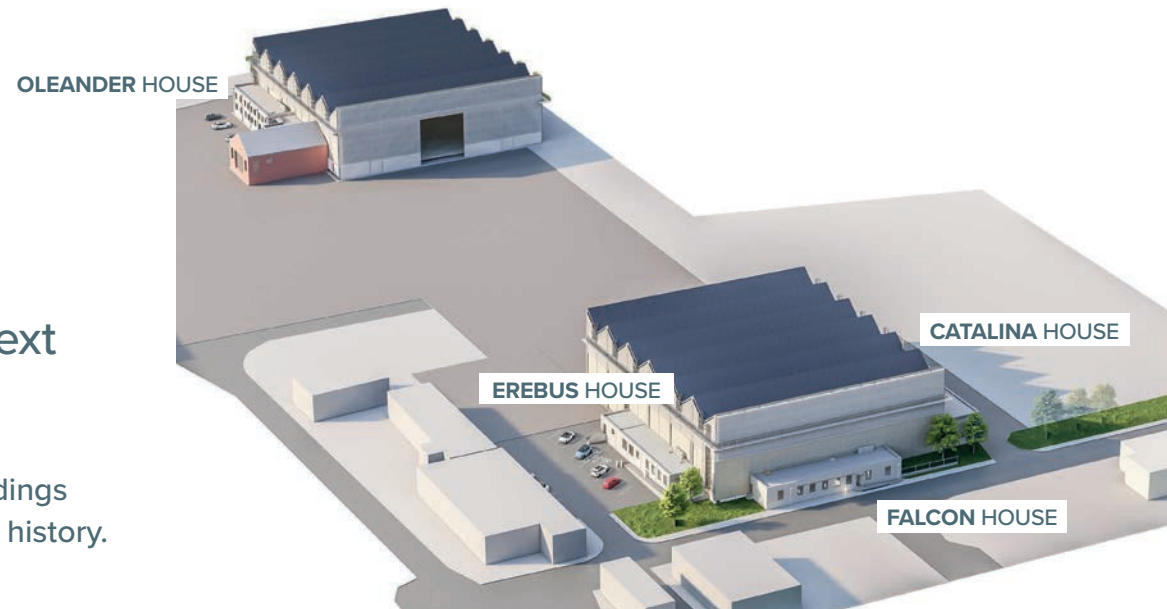


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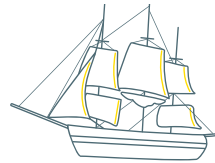
This exciting new development will write the next chapter of Pembroke Dock's history

Following community engagement, each of the newly developed buildings has a name with a special connection to Pembroke Dock's fascinating history.



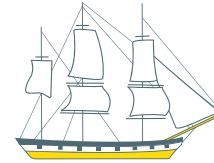
CATALINA HOUSE

During World War II, the most used aircrafts at the time were the American-built PBY Catalina, which were originally introduced in the 1930s. The flying boat did not need a runway and played a significant role during the Battle of the Atlantic, with the Catalinas operating out of Pembroke Dock by the Royal Air Force, as well as the United States Navy.



EREBUS HOUSE

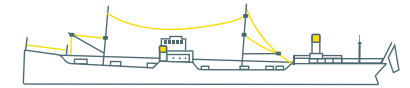
The HMS Erebus was built in Pembroke Dock, which at the time was the only Royal Dockyard in Wales. Launched in 1826, HMS Erebus went on to take part in John Franklin's lost expedition under the command of James Clark Ross to the Antarctic in the 1840s, along with HMS Terror. The expedition was one of history's greatest mysteries with both ships and its crew disappearing until there was a breakthrough in September 2014, when the shipwreck of HMS Erebus was discovered to the east of Queen Maud Gulf, Canada.



FALCON HOUSE

The first of two HMS Falcons to be built at Pembroke Dock during the 1810s, launching in June 1820, was a Cherokee Class warship for the Royal Navy. The second HMS Falcon to be built in the Pembroke Dockyard was a Wooden Screw Sloop vessel, and was launched in August 1854 to serve during the Crimean War in the Baltic Sea, also participating in the siege off the coast of Courlan.

Fast forward to 1979, and a highly classified project, which still remains Pembroke Dock's 'worst kept secret', saw the construction of a famous spaceship in the Western Hangar.



OLEANDER HOUSE

The last ship to be built at the Royal Naval Dockyard in Pembroke Dock was the RFA tanker Oleander, which was only one of six ships in its class.

Construction on the Oleander first started in December 1920 and it was launched in April 1922. RFA Oleander met its fate in May 1940 when the ship was severely damaged by a near miss during an air attack in Norway.



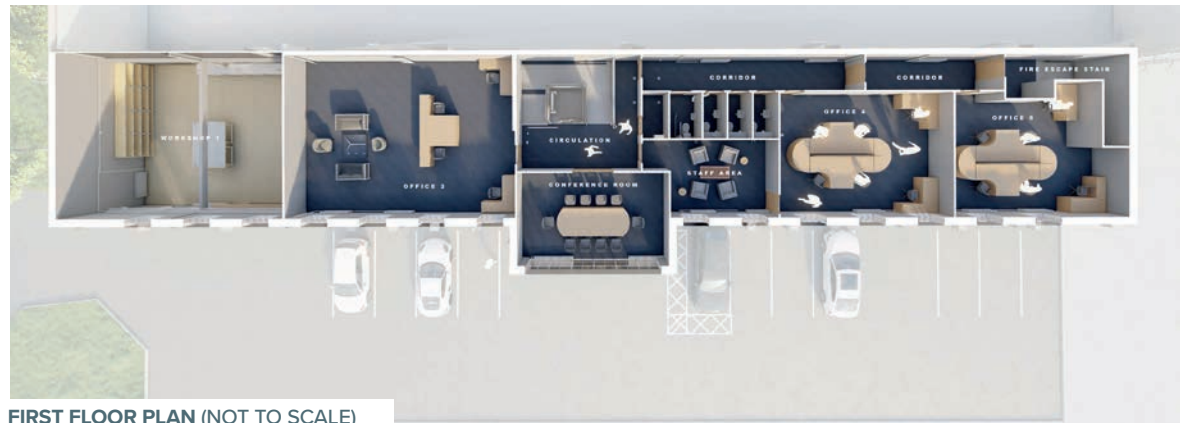
CATALINA HOUSE

A brand new two-storey building adjacent to the Western Sunderland Hangar, with office and light workshop spaces, including a central conference room, parking and close proximity to laydown areas, quayside and slipway access.

The size of this property is 760m² over two floors, and available to be let complete, with subdivision an option. Office spaces range from 37.8m² to 85m², along with two workshop spaces measuring 118m² and 120m², as well as a central conference room measuring 32m².



GROUND FLOOR PLAN (NOT TO SCALE)



FIRST FLOOR PLAN (NOT TO SCALE)





EREBUS HOUSE

A refurbished ground-floor building to the north of the Western Hangar, with office space, ramped access and parking.

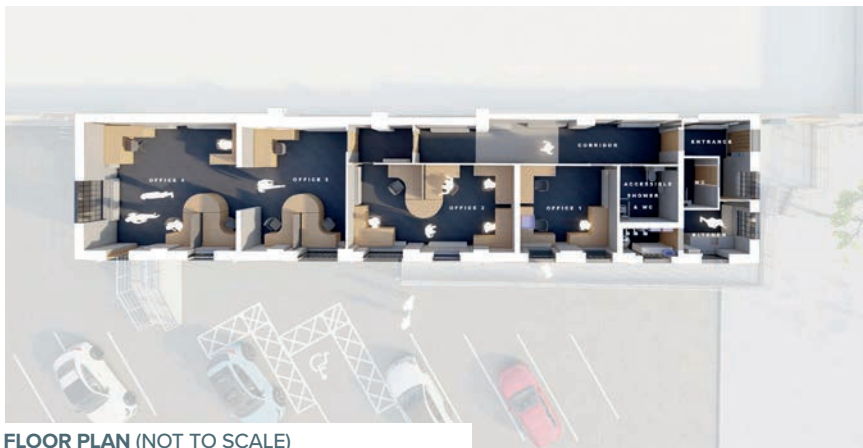
The total measurements for the space available is 169m², with office spaces ranging from 23m² to 38m².



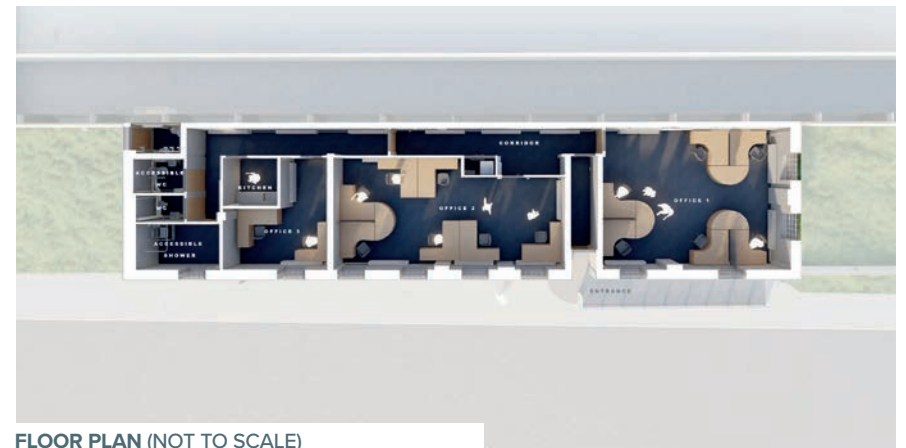
FALCON HOUSE

A refurbished ground-floor building to the west of the Western Hangar, with office space, ramped access and parking.

The total measurements for the space available is 181m², with office spaces ranging from 22m² to 51m².



FLOOR PLAN (NOT TO SCALE)



FLOOR PLAN (NOT TO SCALE)



OLEANDER HOUSE

A two-storey building adjacent to the Eastern Hangar, with office accommodation over both floors.

The total size of the property is 654m², with individual office spaces ranging from 20m² to 56.7m².



GROUND FLOOR PLAN (NOT TO SCALE)

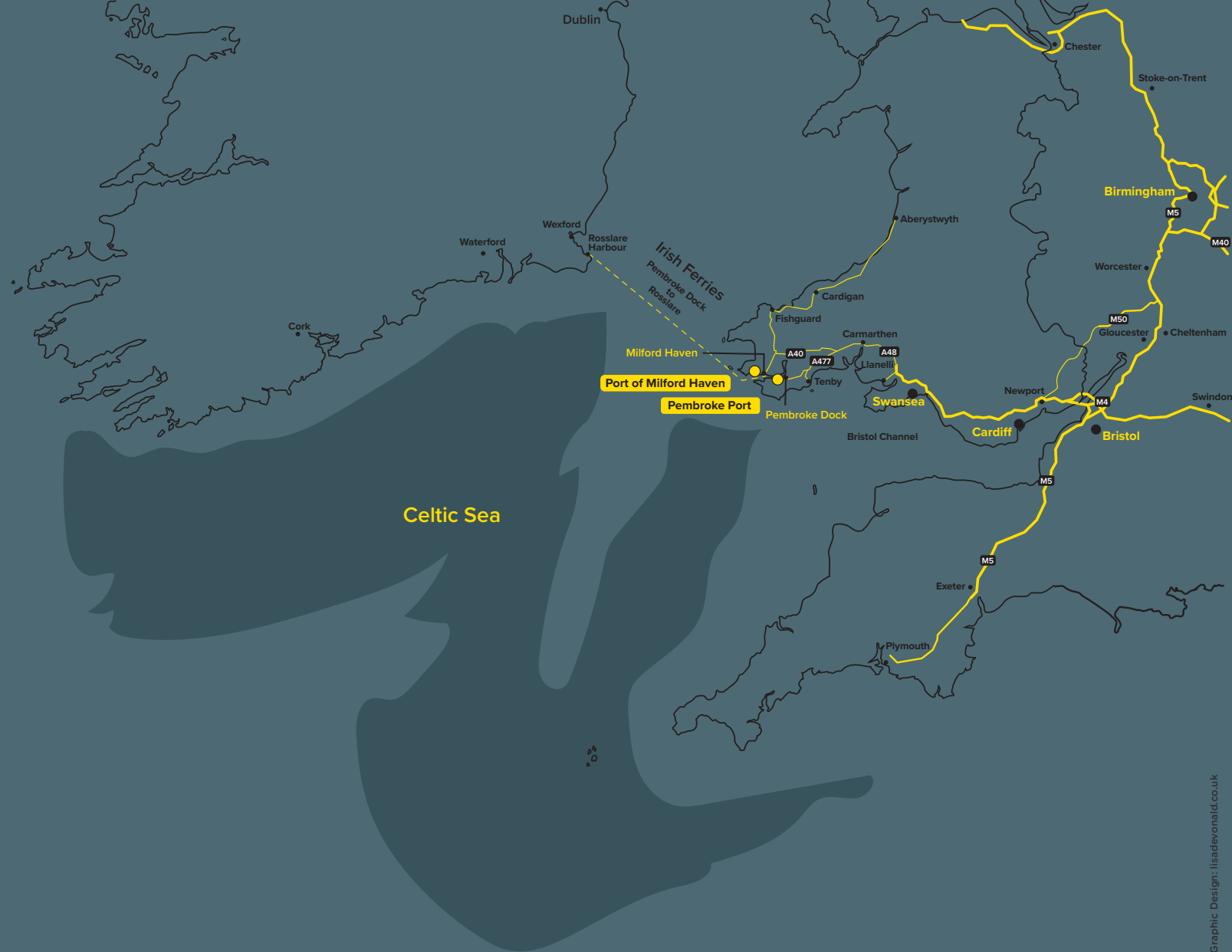


FIRST FLOOR PLAN (NOT TO SCALE)



Powerfully positioned and well-connected

Positioned within the Port of Milford Haven, **Pembroke Port** offers dockyard facilities in the UK's largest energy port. The location includes quayside access, laydown space, office and workshop accommodation and access to an experienced team, and established supply chain, on site.



All information correct at time of going to print

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