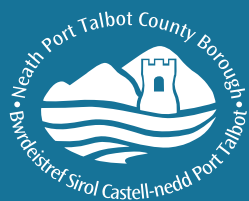


An aerial photograph of the Harbourside area in Neath Port Talbot. The image shows a mix of industrial buildings, green spaces, and a large body of water (the harbour) on the right. A road network is visible, including a roundabout. The bottom right of the image is overlaid with a blue curved graphic.

Harbourside

Working together to achieve more



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Harbourside

Port Talbot's impressive Harbourside project redeveloping the town's former docks quarter will transform the area into a new business hub, accommodating leading companies and creating high skilled jobs in the process.

It will drive innovation, research and development through facilities at Harbourside Park, benefit from improved infrastructure with the new Harbour Way and ensure strong connections are in place with Port Talbot Parkway station's impressive redevelopment project. Harbourside will connect people and businesses.

Development Opportunities

Harbourside Park, as an overall development, has the potential to accommodate an additional 75,000sq. ft of space. To enquire about potential investment opportunities, contact:

Jon Leyland
Deryn Properties (Investments) LLP

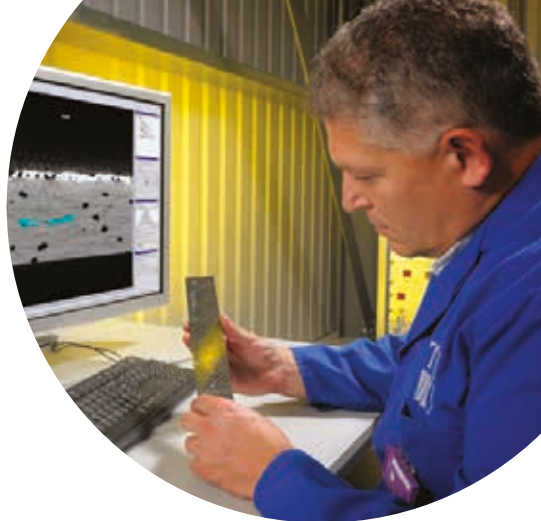
Email:
jon.leyland@templarproperties.com

Telephone:
029 20549700

Harbourside Park A Pioneering Development

Harbourside Park provides business space at the new R&D Village, which is already home to leading global manufacturers TWI UK Ltd and Tata Steel. TWI Technology Centre (Wales) specialises in the development and application of state of the art non-destructive testing methods.

The 42,000 sq.ft high quality office and laboratory space is a key part of the successful first phase of the wider Harbourside Park development and is expected to accommodate up to 170 high-tech jobs alone.



The three two-storey BREEAM 'Excellent' buildings are primarily devised to accommodate companies operating within the manufacturing, engineering and materials sectors, sharing a 'state of the art' complex to help pioneer research and development.

"We are delighted to be making this investment in Port Talbot and are excited about the regeneration opportunities at Harbourside. The Research and Development Village will secure high quality employment for the County Borough and will attract further investment from companies involved in pioneering technologies."

David Stacey,
Managing Partner, Deryn Properties (Investments) Ltd.

Harbour Way Improved Infrastructure

Access to Harbourside is much improved via Harbour Way, the new peripheral distributor road.

Harbour Way delivers a direct five minute link from Junction 38 of the M4 straight into Port Talbot and Harbourside.

The road is currently the largest transport project in Wales at £107m and is funded by a European Regional Development Fund Grant delivered through the Welsh Government.

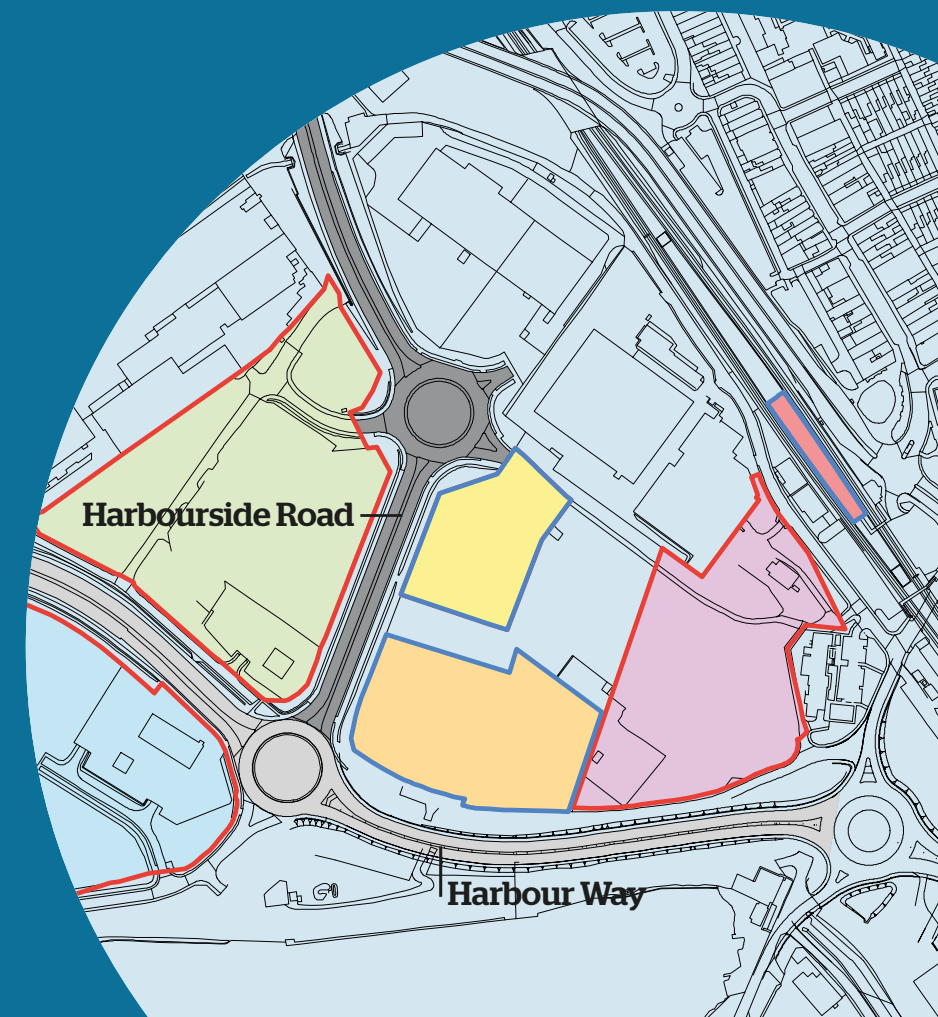
Port Talbot Parkway Improved Transport Links

The £11m investment in the redevelopment of Port Talbot Parkway train station is making Harbourside a key location for further commercial developments.

It has been designed with 21st century passenger needs in mind and will provide a positive first impression of the revived Port Talbot town centre area.

"We are really excited about the plans for the railway station in Port Talbot in the midst of all the other improvements being made locally. The new Port Talbot Parkway will bring a fresh look for visitors and commuters."

Councillor Ali Thomas
Leader of Neath Port Talbot Council





Map Key:

- Bulky Goods Retail
- Enhancement of Key Buildings
- Hotel, Leisure and Sports & Recreation
- Office, Leisure and Sports & Recreation
- Residential & Light Industrial
- Retail, Residential Leisure & Office
- Office, Hotel and A3 Use
- Parkway Station Car Park
- Possible Land Reclamation
- Business, Community inc Education and Automotive Use
- Business, Community inc Education, Sport & Recreation and Automotive Use
- Residential, Business, Community inc Education, Sport & Recreation and Automotive Use
- Prime Retail Area
- Residential
- Station Precinct Landscaping Enhancements
- Mixed Use with Residential
- Parkway Station Bridge
- Harbour Way
- Public Realm & Accessibility Enhancements
- Boulevard
- Possible New Road

Get in touch...

Call us on **01639 686835**
or email us at **business@npt.gov.uk**

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