

## CONFERENCING AND EVENTS AT THE Port of Middlesbrough

With flexible layouts, modern facilities and a striking port backdrop overlooking the River Tees, the space offers a distinctive alternative to traditional venues, allowing businesses to bring people together at the heart of industry.

- **Conferences and seminars**
- **Training sessions and workshops**
- **Networking events and briefings**
- **Corporate receptions and private hire**

## WHY CHOOSE AV Dawson?

- **Flexible Facilities**  
Adaptable and diverse units, land plots and storage areas to suit your operations.
- **Infrastructure**  
Heavy-lift capacity, flexible and diverse warehousing and open storage.
- **Prime Riverside Location and National Connectivity**  
Strategically positioned on the River Tees with direct rail and road links.
- **Complete Logistics Solution**  
Integrated road, rail, port and warehousing services.
- **Support Services**  
On-site management and tailored logistics solutions delivering a complete, end-to-end storage solution.

**LOCATION:** Prime position on the south side of the River Tees in Middlesbrough, on the north-east coast of England.

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## Warehousing, Storage and Office SOLUTIONS

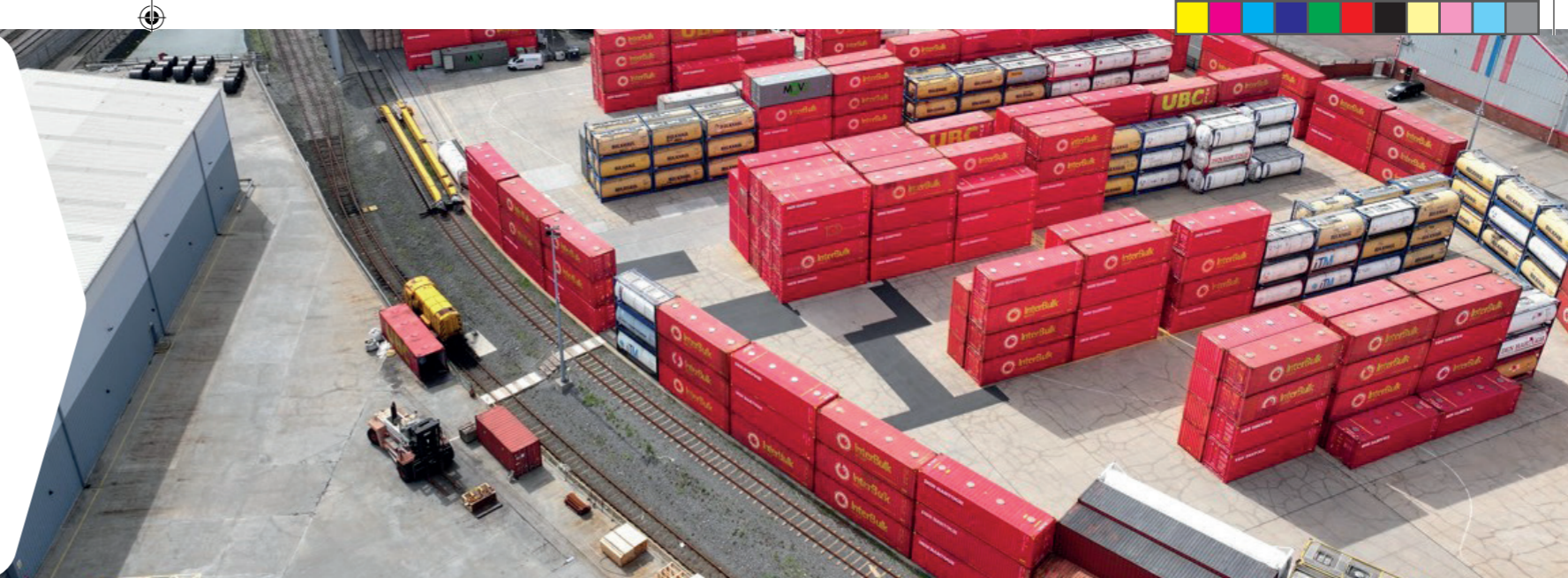


**Spanning over 120 acres, AV Dawson's Port of Middlesbrough site offers a comprehensive range of warehousing, storage and laydown facilities designed to support a diverse range of cargo and complex supply chains.**

Our warehouses are fully adaptable to suit a wide variety of cargo - from palletised goods and bulk materials to specialist subsea equipment and containerised goods.

With a diverse portfolio of units available, we offer rail-connected, quayside and standard warehousing options. Facilities include overhead cranes and, in select areas, climate-controlled environments with heat and humidity regulation.

Flexible short and long-term storage, licence and lease agreements are available alongside value-added services including stock management, mobile plant hire and skilled labour, delivering a complete solution tailored to your operational need.



**FABRICATION HALLS**

Our iconic 42-metre-high fabrication halls are one of our flagship facilities on site. Located directly on the quayside, they are purpose-built to accommodate large-scale engineering, fabrication and assembly projects with ease. With exceptional height, expansive floor space and overhead cranes these facilities allow customers to fabricate and assemble oversized structures without the constraints of traditional facilities.

**QUAYSIDE STORAGE**

The Port of Middlesbrough offers 850 metres of quayside and over 20 acres of quayside storage. The facility features four berths, including two deep-water berths, capable of accommodating vessels up to 220 metres in length.

With a variety of storage facilities located in a strategic position on the River Tees, businesses gain the advantage of seamless cargo handling. The proximity to the river ensures goods can be discharged and transferred quickly, reducing turnaround times and streamlining supply chain operations.

Direct rail access to the quayside further enhances efficiency, reliability and sustainability. This integrated link allows cargo to be moved swiftly and seamlessly from rail to quayside and onward to the vessel.

As part of the Teesside Freeport, the port can provide several customs incentives, including customs-bonded warehousing. These enables businesses to store imported cargoes for up to 90 days, as well as long-term bonded storage where imported goods can be held indefinitely without paying import duty or VAT until they are released into the UK market. These solutions offer customers flexibility and control over their import processes.

**CONTAINERISATION AND COVERED STORAGE**

Our rail-linked intermodal container terminal offers secure shipping container and ISO tank storage as well as vanning and devanning services.

For cost-effective covered storage, our rail-connected canopy delivers weather-protected space ideal for a wide range of cargo types. Directly linked to the intermodal terminal and rail infrastructure, it offers a flexible alternative to traditional warehousing.

**LAYDOWN AND OPEN STORAGE**

Conveniently located within a short distance from the Port of Middlesbrough and with excellent road, rail and sea connectivity, Endeavour, Newport and Ironmasters Parks are ideal for customers looking for storage, assembly or operational bases. With gated access, comprehensive CCTV coverage and on site security, the parks all provide peace of mind for businesses seeking a reliable storage solution.

- Endeavour Park and Newport Park - provide over eight acres of secure, versatile ready to use space.
- Ironmasters Park - offers six secure plots and is particularly well suited for those requiring smaller, secure laydown areas.

**INLAND STORAGE FACILITIES**

The Automotive Metals Store is an award-winning, state-of-the-art warehouse, purpose-built for the storage of metals.

This specialist facility features 30 tonne overhead cranes and climate-controlled systems to maintain precise temperature and humidity, ensuring optimum conditions for sensitive materials.

A direct rail line into the warehouse and roller shutter doors allow cargoes to be safely unloaded in a dry environment.

The Ayrton site, just minutes from the quayside, provides the ideal location for storing and handling a wide variety of cargoes. The facility offers flexible storage solutions, including units with overhead cranes, with lifting capacity of up to 30 tonnes, expansive laydown areas and adaptable spaces designed to handle a wide range of cargo types.

The Cobra dry bulk facility is the ideal choice for businesses seeking a secure and efficient solution for bulk product storage. Handling thousands of tonnes of locally mined salt annually, Cobra plays a vital role in keeping the nation moving by supplying councils with essential winter road grit. The facility also supports global agriculture markets, processing and bagging polyhalite fertiliser for both UK and overseas customers.

Strategically located adjacent to the Port of Middlesbrough, Cobra boasts direct access to the East Coast Mainline, delivering efficient, sustainable transport solutions and seamless connectivity for your bulk materials. With advanced screening and processing facilities, a dedicated weighbridge and secure warehousing space, Cobra makes storing and managing dry bulk products simple and hassle-free.

