



EYEMOUTH HARBOUR

SCOTLAND'S FIRST PORT OF CALL

First for Business • First for Access • First for Opportunity • First for Location • First for Facilities



FIRST FOR OPPORTUNITY

Eyemouth's unique position – just five miles from Scotland's border with England – has long made it a strategically important base and stopping-off point for all kinds of boats, businesses and people.

The result is a cosmopolitan town featuring the largest and most secure port on Scotland's south-east coast, with 24-hour, lock-free access to a deepwater berthing facility.

There is an inherited tradition, too, of flexibility, progressive thinking and professionalism, which have allowed the port and its management team to keep pace with changing economic circumstances.

With an ambitious and forward thinking board of trustees and management team determined to see Eyemouth Harbour fulfil its potential, Eyemouth Harbour Trust welcomes commercial operations to base their activities here in 'Scotland's First Port of Call'.

FIRST FOR ACCESS

Alongside its unique, cost-effective location on Scotland's south-eastern coast, Eyemouth Harbour combines an ease of access from both land and sea that is, quite simply, unmatched.

- Safe port of refuge
- 24-hour, lock-free access to berthing facilities
- Vessels with up to 2 metres draft at all states of tide
- Direct port access road - avoids the busy town centre
- 100-metre heavy-duty pontoon adding to 130-metre serviced pontoon - suitable for commercial and leisure craft.

FIRST FOR LOCATION

Eyemouth is an ideal location to base operations with a national or international workforce, offering excellent benefits in terms of cost and convenience.

The port is readily accessible, whether arriving by land or by sea, being:

- Two miles from the A1 (London–Edinburgh) trunk road
- Less than four hours from London by train
- Within easy reach of all the area's international airports (Edinburgh, Newcastle, Glasgow)
- Close to a number of the North Sea's offshore wind development sites
- Ideally positioned for access to the northern European coast
- Well located for vessels transiting the East Coast



FIRST FOR FACILITIES

Eyemouth offers all the support services associated with a good-sized working port, with a broad and well-trained skills base and excellent facilities:

- Anchorage (depth 15 m) – 1.5 NM to landing pontoon
- Boatbuilders – for new vessels, servicing and repairs
- Marine engineers
- Boatyard (vessels maintenance and repairs)
- Grid and slipway facilities
- Refuelling and storage, chandlery
- Accommodation and training facilities
- Commercial and office space for rental both inside the Harbour Trust's complex and nearby (subject to availability)
- Davit Crane, 250kg capacity
- Waste reception and recycling facility

FUTURE DEVELOPMENT

There is room for expansion – without spoiling the beauty of the port - on land owned by Eyemouth Harbour Trust (EHT) and Scottish Borders Council (SBC) that is accessible via the port access road:*

- Quayside and port land (1 hectare, EHT)
- Land adjacent to existing harbour (10.6 Ha of zoned development land with a further potential 12.6 Ha land available)



*Scottish Borders Council is supportive of proposals that incorporate renewables-related infrastructure and no planning policy issues are anticipated on these designated development sites.

WATER DEPTH AT QUAYSIDE

Entrance Channel	
Width	17.0m
MLWS (low water):	2.40m
MHWS (high water):	6.70m

Gungreen Basin (deep water)	
MLWS (low water):	3.2m
MHWS (high water):	7.7m

Inner Basin	
MLWS (low water):	1.0m
MHWS (high water):	5.3m

Tidal Range	
Mean Spring range	5.0m

Quayside Length	
Gungreen Basin:	280m
Inner basin:	490m (including 230m serviced pontoons).



HARBOUR MAP KEY

- A** Harbour Entrance (24/7 access)
- B** Harbour Offices
- C** NnG O&M Base
- D** Gunsgreen Basin (deep water)
- E** Refuelling Facility
- F** Port Waste Reception Facility
- G** Inner Harbour
- H** West Pontoon
- I** East Pontoon
- J** Boatyard
- K** Potential Development Land
- L** Potential Port Development 'Outer Harbour'



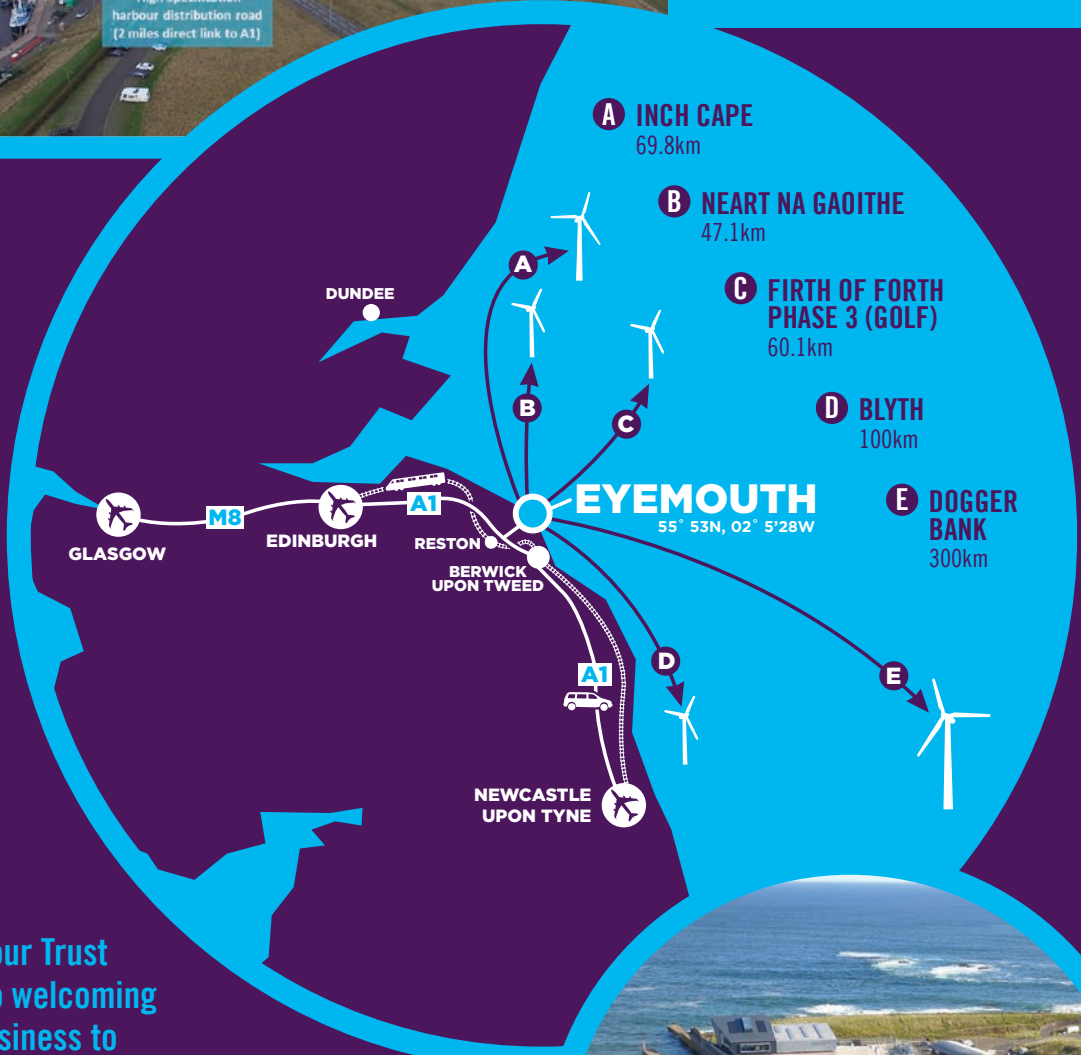
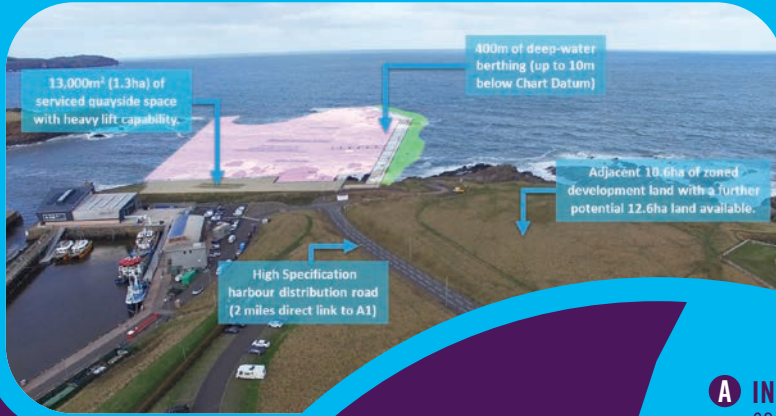
FIRST FOR LEISURE

And when your working day is done, you will discover that Eyemouth is also an ideal place to unwind.

The port is situated directly at the heart of an attractive and bustling town, with all the amenities you would expect and more. These include a range of shops, restaurants, cafés, bars, an 18-hole golf course and leisure centre, as well as museums and galleries exploring the area's colourful history. The pristine waters offer world-famous diving and the region is home to an abundance of spectacular wildlife.

Set among the breathtaking scenery and rugged coastline of the Scottish Borders, with an unspoilt hinterland that is perfect for exploring - and all just an hour away from Scotland's capital - Eyemouth's unique situation offers a truly exceptional quality of life.





Eyemouth Harbour Trust looks forward to welcoming you and your business to Scotland's First Port of Call.

Transport travel times

- | | | |
|------------------|-----------------------|---------------------|
| EDINBURGH | • Train - 45mins | • Road - 1 hr |
| GLASGOW | • Train - 1hr 45mins | • Road - 2 hrs |
| LONDON | • Train - 3hrs 30mins | |
| NEWCASTLE | • Train - 45mins | • Road - 1hr 30mins |

Train times are approx. to Reston Train Station (5 miles from Eyemouth) and Berwick upon Tweed (9 miles from Eyemouth) and may vary 10-15 minutes between the two stations.

For further information, please contact:

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