

FIRETHORN Net Zero Logistics Hub

Invest Net Zero Cheshire

IKIGAI



CATAPULT
Energy Systems



Project reference number: 004

Project type: Firethorn Trust, an experience developer of, and investor in, logistics warehousing spaces across the UK, are constructing a new logistics warehouse in Ellesmere Port that is looking to deliver low-cost leasing whilst meeting their client's carbon reduction objectives. Onsite rooftop solar PV generation of up to 5.44 MW will be installed across the site, 3.26 MW of which on three warehouse rooftops, and the remaining 2.18MW on three carports. The majority of power generation is expected to be consumed onsite, with excess power spilled to the grid.

Project maturity: Early-stage development (as tenants are still in the process of being secured for the logistics warehouse and the project will be developed in parallel with tenant requirements in relation to immediate demand and potential future production expansion requirements).

Key strategic drivers:

- Decarbonisation of electrical demand, resilience and energy cost reduction.
- Higher marketability of rental premises based on enhanced sustainability for incoming tenant.

Locations: Logistics warehouse currently under construction at the Port Cheshire site in Ellesmere Port. Coordinates: N53.3014, W2.9181.

Proposed phases: Upon completion of the new warehouse, construction on the rooftop and carport PV will commence simultaneously with confirmed tenant requirement Q3 2022.

Total estimated carbon savings p.a. 1,026,927 KgCO₂ / year.

Estimated project costs:

- Capital expenditure circa. £3.5 million

Technology, construction and operation:

- Panels: Multiple options available. Focus on proven technologies, warranted capacity, creditworthiness of the supplier and future-proofing.
- Mounting structure: Roof-top mounting and carport design to be considered further with technical advisers once the warehouse design has been finalised
- Construction: EPCM/EPC, to be considered further with prospective investors
- O&M: Only highly experienced operators with strong sustainability credentials will be considered. A preference for local contractors.

Revenue streams: Electricity sales revenue under a long-term power purchase arrangement with the warehouse tenant.

Professional advisors to date: Ikigai (bankability) and EA Technology (electrical technical).

Opportunity: Firethorn would be self-funding the development and are seeking private technology and delivery partners.

Invest Net Zero Cheshire

www.investnzcheshire.co.uk