

OUTLINE PLANNING CONSENT GRANTED FOR  
LOGISTICS, MANUFACTURING, TRADE & ROADSIDE  
BUILD TO SUIT OPPORTUNITIES 5,000 - 1,000,000 SQ FT  
**TO LET / FOR SALE**

# **FORK PARK**

**J59 A1(M)**

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NEWTON AYCLIFFE  
COUNTY DURHAM  
DL1 3NL**

**[FORTHENORTHEAST.COM](http://FORTHENORTHEAST.COM)**

# FOR THE MOVERS

# AND THE MAKERS

HEIGHINGTON

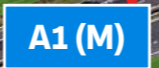
NORTHERN LINE

POTENTIAL FOR RAIL CONNECTED BUILDING

**£13 MILLION  
INFRASTRUCTURE  
WORKS  
NOW COMPLETE**

The site is fully serviced with a new signalised traffic junction and a 24MW sub station.

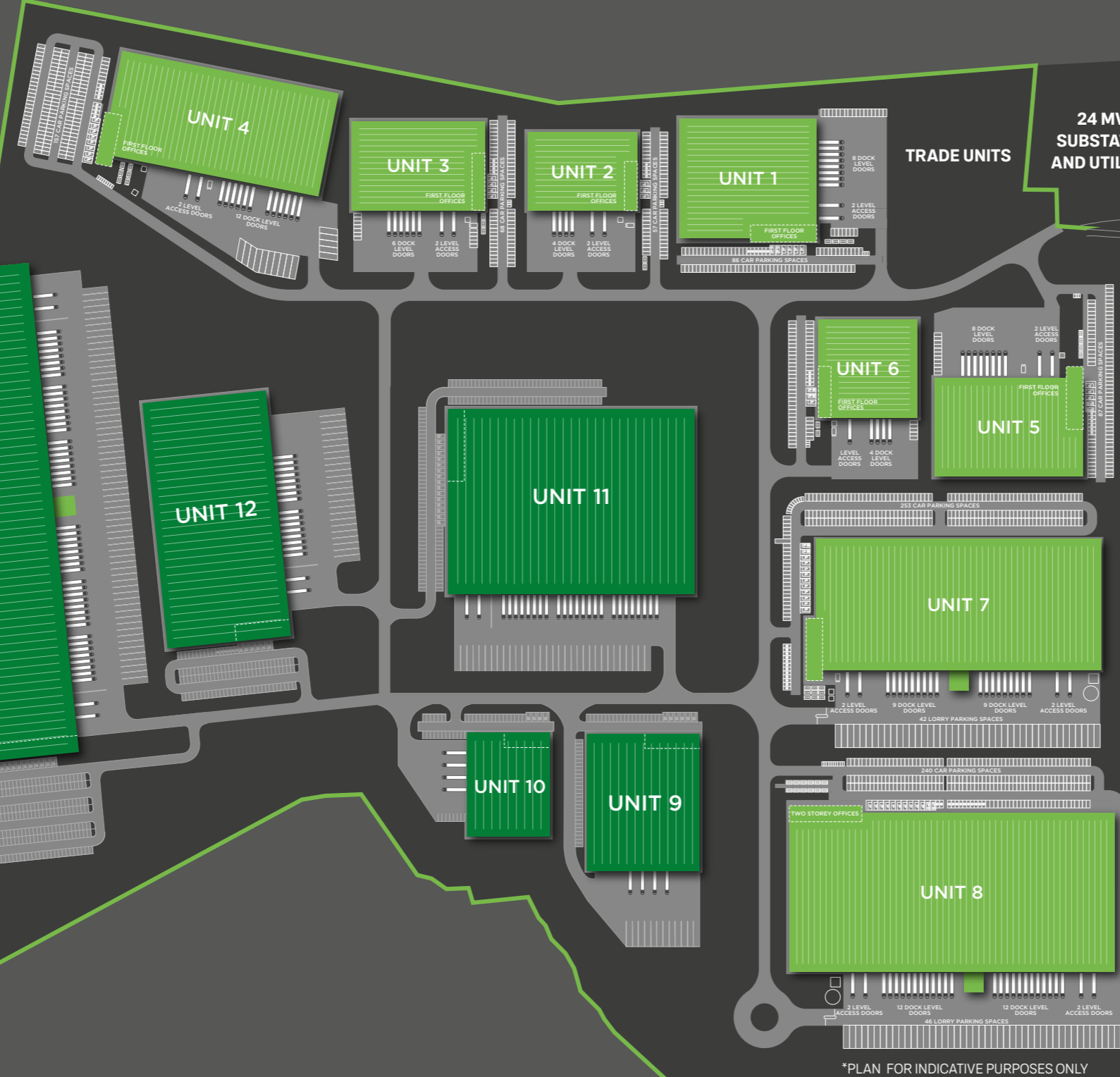
Major nearby occupiers include:





NORTHERN RAILWAY

POTENTIAL RAIL CONNECTED BUILDING



\*PLAN FOR INDICATIVE PURPOSES ONLY

24 MVA SUBSTATION AND UTILITIES

EG Euro Garages  
bp  
KFC  
GREGGS



A1(M)

J59

PLANNING CONSENT FOR B1C, B2, B8 / 24/7 USE



FULLY FITTED GRADE A OFFICE ACCOMMODATION



SUSTAINABLE FEATURES



FLEXIBLE DESIGN SOLUTIONS



ON SITE SERVICES



10M - 25M EAVES



UP TO 50 KN/M2 FLOOR LOADING



SECURE YARDS



SUBSTANTIAL PARKING RATIO



DOCK AND LEVEL ACCESS DOORS



# BESPOKE DESIGN AND BUILD DEVELOPMENT SCHEME

The scheme has an outline planning consent for 1.7M sq ft of high quality buildings with the biggest single unit footprint available of up to 1,000,000 sq ft on a leasehold or freehold basis.

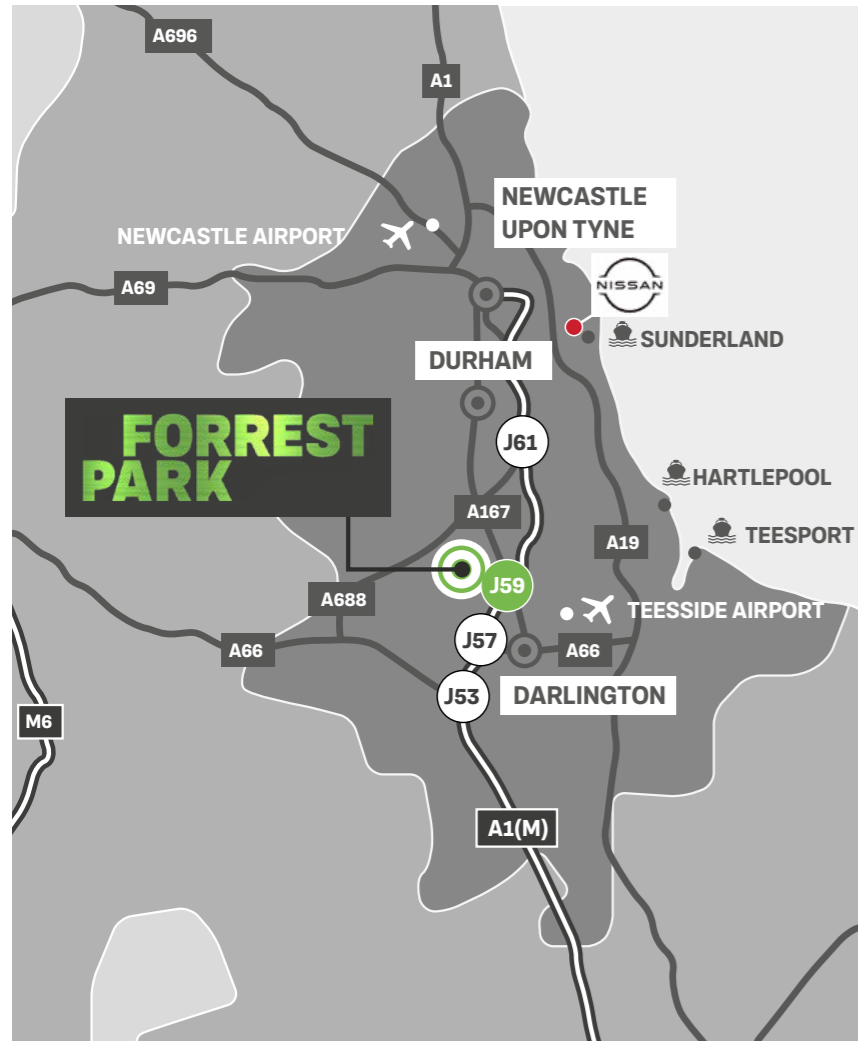
## PHASE 1

UNIT	SQ FT	OFFICES SQ FT	TOTAL SQ FT
1	74,500	5,000	79,500
2	38,000	2,650	40,650
3	53,000	3,700	56,700
4	106,000	7,500	113,500
5	66,000	4,500	70,500
6	43,250	3,000	46,250
7	170,000	10,200	180,200
8	231,500	11,700	243,200
<b>Total</b>			<b>830,500</b>

## PHASE 2

UNIT	SQ FT	OFFICES SQ FT	TOTAL SQ FT
9	67,900	3,400	71,300
10	37,500	2,500	40,000
11	206,000	10,000	216,000
12	137,500	7,500	145,000
13	550,000	23,500	573,500
<b>Total</b>			<b>1,045,800</b>

what3words: grows.bronze.invent  
www.what3words.com



HGV Drive Times ● 0-1h ● 1h-2h

### ADJACENT TO J59 A1(M)

Forrest Park occupies a strategic position in the North East of England, located prominently on the A167 to the south of Aycliffe Business Park. Junction 59 A1(M) is immediately adjacent to the site and provides access from the north and south.

The estate is located within County Durham. Darlington lies approximately 6 miles to the south east and Durham 13 miles to the north. Ports including Teesport, Port of Tyne, Hartlepool and Sunderland all within easy reach. Newcastle International Airport and Teesside Airport are both within 30 miles. Darlington Railway Station lies on the East Coast Main Line with direct trains to London King's Cross, Leeds and Edinburgh.

Major nearby occupiers include:



FOR  
THE  
NORTH  
EAST  
AND  
BEYOND



HGV Drive Times  
 0-90 min ●  
 90 - 180 min ●  
 180 - 270 min ●  
 270 + min ●

### EXPERIENCED WAREHOUSE PROFESSIONALS

# 17%

OF EMPLOYEES IN COUNTY DURHAM WORK IN MANUFACTURING, TRANSPORTATION AND STORAGE

### MANUFACTURING AND LOGISTICS SECTORS

RECOGNISED FRAMEWORK FOR LABOUR ACROSS ALL LEVELS OF SUPPLY CHAIN LOGISTICS, FROM NEW ENTRANTS TO EXPERIENCED WAREHOUSE PROFESSIONALS.

### SIGNIFICANT AND AVAILABLE LABOUR POOL

# 1.5M

LARGE WORKING AGE POPULATION WITHIN 60 MINS DRIVE

# 17,000

PEOPLE ACTIVELY SEEKING WORK IN COUNTY DURHAM

### LARGE POTENTIAL CUSTOMER BASE

# 1.23M

CONSUMER & BUSINESS ADDRESSES WITHIN 30 MILES DISTANCE

# 2.47M

POTENTIAL CUSTOMER BASE WITHIN 60 MINS DRIVE

### SIGNIFICANT SAVING IN LABOUR COSTS

Gross weekly pay for full-time workers in County Durham c.10% less than both the North East and national average

### PROMINENT FRONTAGES & AMENITIES

Local amenities include The Holiday Inn with adjacent service station with trailer park. Starbucks, Greggs & KFC. Hotel & pub opportunities available

# FOR THE EMPLOYERS AND WORKERS


# FOR THE DISTRIBUTERS AND MANUFACTURERS

# FOR THE PEOPLE


Forrest Park has been designed with employee welfare at the forefront of the development, providing an exceptional environment in which to work.



Option for welfare amenity blocks



Drinking water fountains



Internal/external breakout area



Walkways, greenspaces and wildlife walking



Contribution to gym facilities



BARBERRY 64, CANNOCK



PROJECT METEOR, TEWKESBURY



BARBERRY 57, BIRMINGHAM



MORE+ AVONMOUTH



BARBERRY 72, DAVENTRY

# FOR THE PLANET

Barberry have worked hard to use the latest environmentally friendly technology to minimise the dependency on fossil fuels, help reduce CO2 emissions and the costs of occupation for occupiers.

Our buildings at Forrest Park will be constructed to a market leading specification that will benefit the occupiers using them, by reducing occupational costs and fulfilling many of the environmental, social and corporate governance ratings in measuring the sustainability and social impact of buildings. Our buildings acknowledge the key requirements of the Mid – Box industrial and logistics market and indeed exceed them in many areas.



EPC A rating



LED lighting



Natural ventilation



Provision for vehicle charging parking



Warehouse roof lights to increase natural lighting



Reduce cooling, lighting and heating demand



High efficiency air source heat pump



PV Cells



Target BREEAM 'Excellent'



Upgraded roof structure to support additional PV cells



Ecology corridor for on site habitat creation



Optimum performance insulated cladding and roof materials

# BARBERRY

Since 1983 Barberry have established themselves as one of the most successful privately-owned property development and investment companies in the UK.

With the energy, flexibility and a substantial equity base to help secure the right opportunities as they continue to deliver projects of the highest quality.

Barberry have a proven track record working with occupiers to deliver the optimum property solutions for their businesses.

[www.barberry.co.uk](http://www.barberry.co.uk)

# RICHARDSON

The Richardson family is a private, family-owned and operated property business with over half a century of real estate experience in the UK and overseas. Typically working in joint venture, the business has a long history of successful partnerships, having developed over 17 million sq ft of real estate across all sectors.

More recently the family has continued to diversify by building an international growth capital portfolio across a range of sectors through a direct and co-investment programme.

[www.richardsons.co.uk](http://www.richardsons.co.uk)

## LOGISTICS, MANUFACTURING & TRADE ENQUIRIES



**0191 223 5800**  
**0113 233 7300**  
cushmanwakefield.co.uk

**David Robinson**  
david.robinson@cushwake.com  
0113 233 7324  
07784 156 664

**David Binks**  
david.binks@cushwake.com  
01216 977 213  
07973 940 515



**01642 602001**  
www.cpne.co.uk

**Jonathan Simpson**  
jonathan@cpne.co.uk  
01642 704 931  
07904 622 280



**0191 917 1444**

**Richard Scott**  
richard.scott@savills.com  
0191 323 3147  
07787 697 757

## ROADSIDE ENQUIRIES



**Alfred Bartlett**  
alfred.bartlett@ogle-property.com  
07738 090 760



**01642 602001**  
www.cpne.co.uk

**Jonathan Simpson**  
jonathan@cpne.co.uk  
01642 704 931  
07904 622 280

## A Development By:

# BARBERRY

[WWW.BARBERRY.CO.UK](http://WWW.BARBERRY.CO.UK)

**JON ROBINSON**  
**JONR@BARBERRY.CO.UK**

# RICHARDSON

## Working With:



# FORTHENORTHEAST.COM

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