

FORREST PARK

BUILD TO SUIT OPPORTUNITIES
40,000 TO 1,000,000 SQ FT UNITS
TO LET / FOR SALE

UNIT ONE
PRE-LET TO



J59 A1(M)
NEWTON AYCLIFFE
COUNTY DURHAM
DL1 3NL

WHAT3WORDS:
GROWS.BRONZE.INVENT
WWW.WHAT3WORDS.COM



FORRESTPARK.CO.UK

£13 MILLION INFRASTRUCTURE

The site is fully serviced with a new signalled traffic junction and a 24MW substation.

HEIGHINGTON

NORTHERN LINE

POTENTIAL FOR RAIL CONNECTED BUILDING

UNDER OFFER

PRE-LET TO
dpd

bp
eG EuroGarages
KFC
GREGGS

McDonald's

JET

Holiday Inn

J59

A1 (M)

LEEDS

NEWCASTLE

Major nearby occupiers include:

- LIDL
- CATERPILLAR
- ALDI
- 3M
- The co-operative
- Ebac
- HITACHI Inspire the Next
- NISSAN
- Argos
- Gestamp
- Husqvarna
- STILLER
- amazon






BESPOKE DESIGN AND BUILD DEVELOPMENT SCHEME


High quality buildings with the biggest single unit footprint available of up to 1,000,000 sq ft on a leasehold or freehold basis.



UNIT ONE
PRE-LET TO




- PLANNING CONSENT FOR B1C, B2, B8 / 24/7 USE 
- FULLY FITTED GRADE A OFFICE ACCOMMODATION 
- SUSTAINABILITY-LED DESIGN 
- FLEXIBLE DESIGN SOLUTIONS 
- ON SITE SERVICES 

- 10M - 25M EAVES 
- UP TO 50 KN/M2 FLOOR LOADING 
- GENEROUS SECURE YARDS 
- SUBSTANTIAL PARKING RATIO 
- DOCK AND LEVEL ACCESS DOORS 

PHASE 1

Reserve matters Planning Consent

UNIT	SQ FT	OFFICES SQ FT	TOTAL SQ FT
1	-	-	Let
2	-	-	Under Offer
3	90,000	6,750	96,750
4	66,000	4,500	70,500
5	43,250	3,000	46,250
6	170,000	10,200	180,200
7	231,500	11,700	243,200
Total			710,400

PHASE 2

Outline Planning Consent

UNIT	SQ FT	OFFICES SQ FT	TOTAL SQ FT
8	67,900	3,400	71,300
9	37,500	2,500	40,000
10	206,000	10,000	216,000
11	137,500	7,500	145,000
12	550,000	23,500	573,500
Total			1,756,200

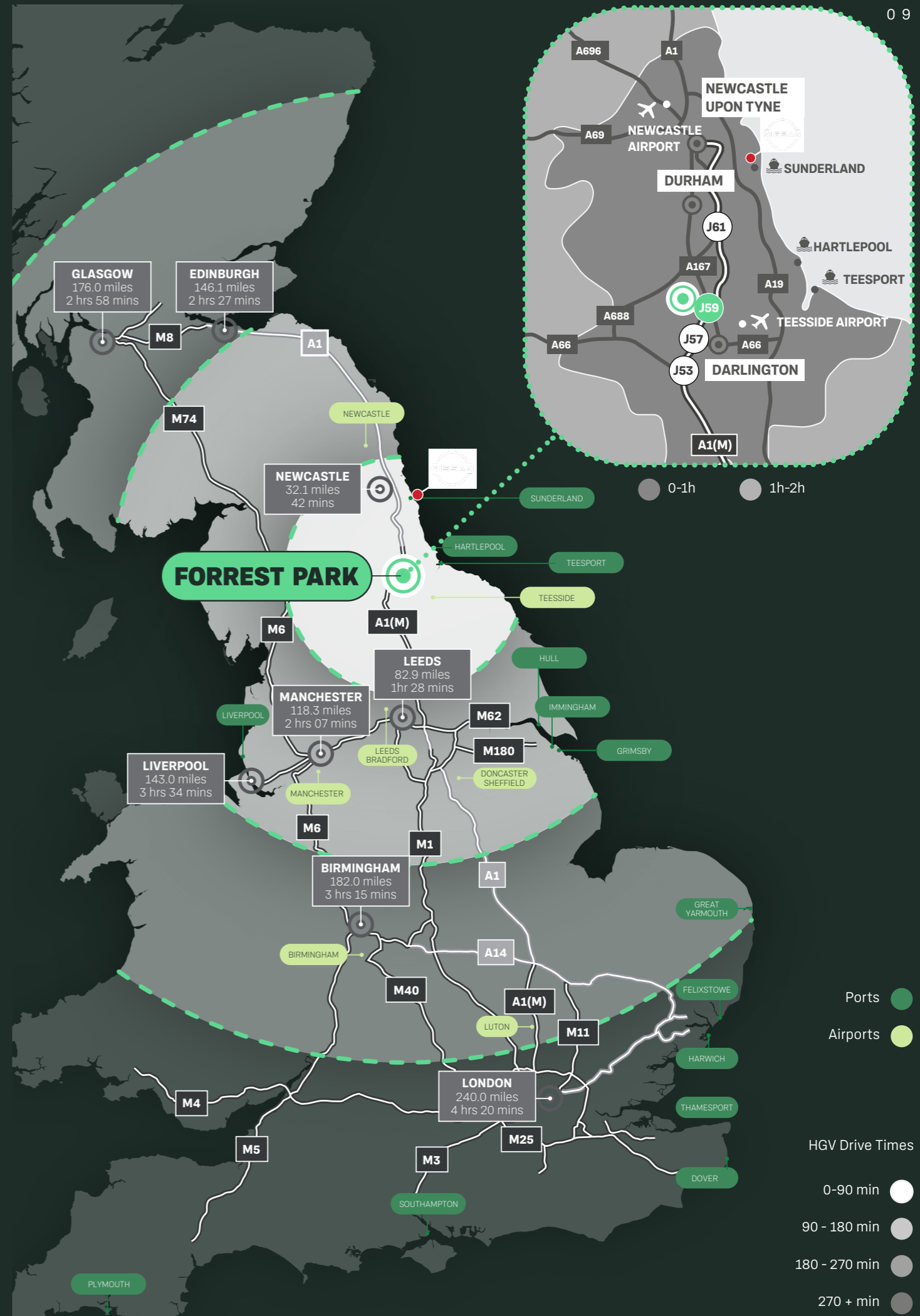


IMMEDIATELY ADJACENT TO J59 A1(M)

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.

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.

The estate is located within County Durham. Darlington lies approximately 6 miles to the south east and Durham 13 miles to the north.



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 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
-  Walkways, green spaces and wildlife walking
-  Internal/external breakout area
-  Drinking water fountains
-  Contribution to gym facilities

FOR THE PLANET

-  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 'Outstanding'
-  Upgraded roof structure to support additional PV cells
-  Ecology corridor for on site habitat creation
-  Optimum performance insulated cladding and roof materials

Barberrry 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.

LOGISTICS, MANUFACTURING & TRADE ENQUIRIES



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