

FORTHE NORTH EAST

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

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

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

UNIT ONE
PRE-LET TO




FORTHENORTHEAST.COM

£13 MILLION INFRASTRUCTURE

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

POTENTIAL FOR RAIL CONNECTED BUILDING

NORTHERN LINE

HEIGHINGTON

PRE-LET TO
dpd

UNDER OFFER



J59

Major nearby occupiers include:



CATERPILLAR



3M

The co-operative



HITACHI
Inspire the Next



Argos

Gestamp

Husqvarna

STILLER

amazon

A1 (M)

LEEDS

NEWCASTLE

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
 dpd



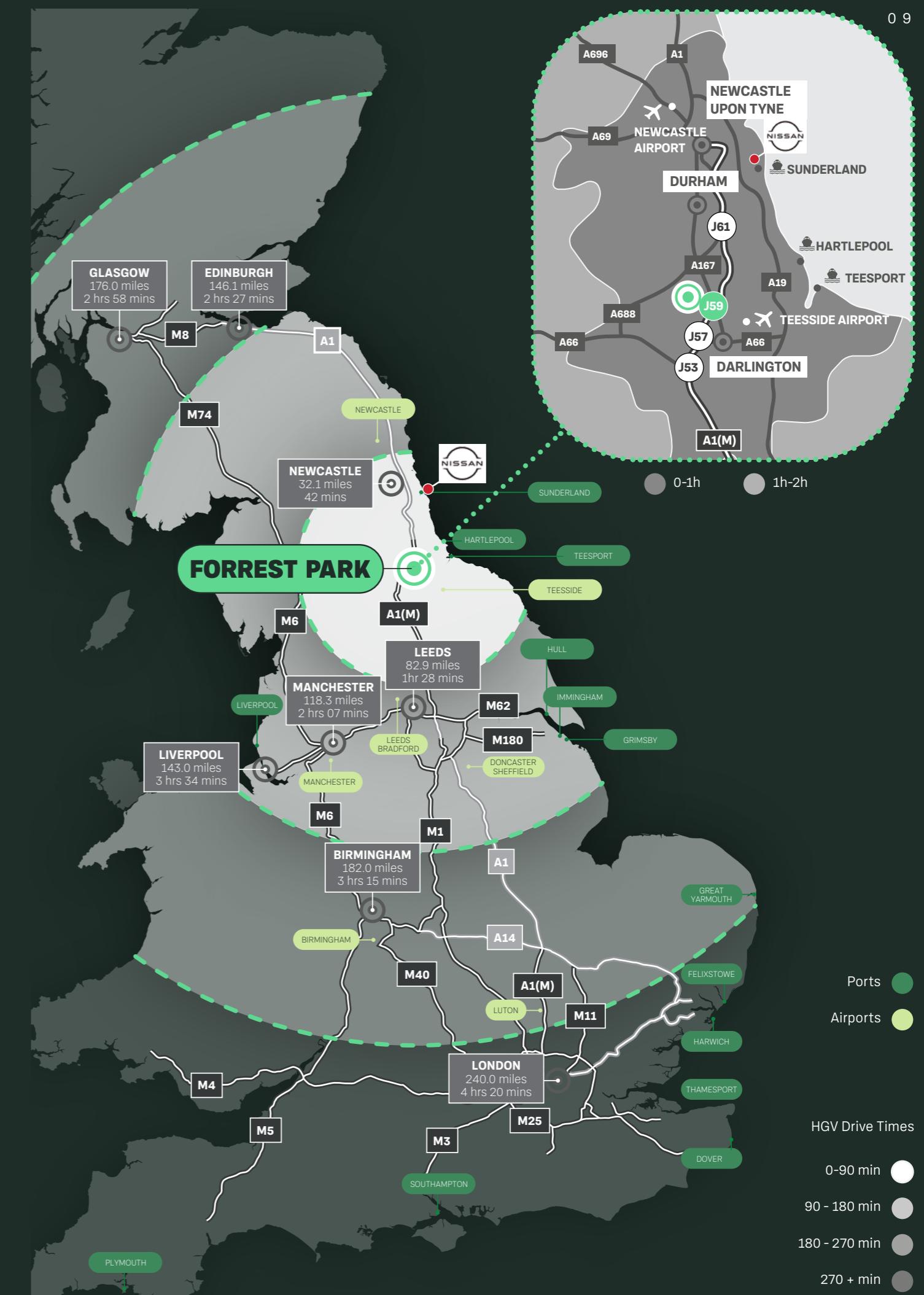
IMMEDIATELY ADJACENT TO J59 A1(M)

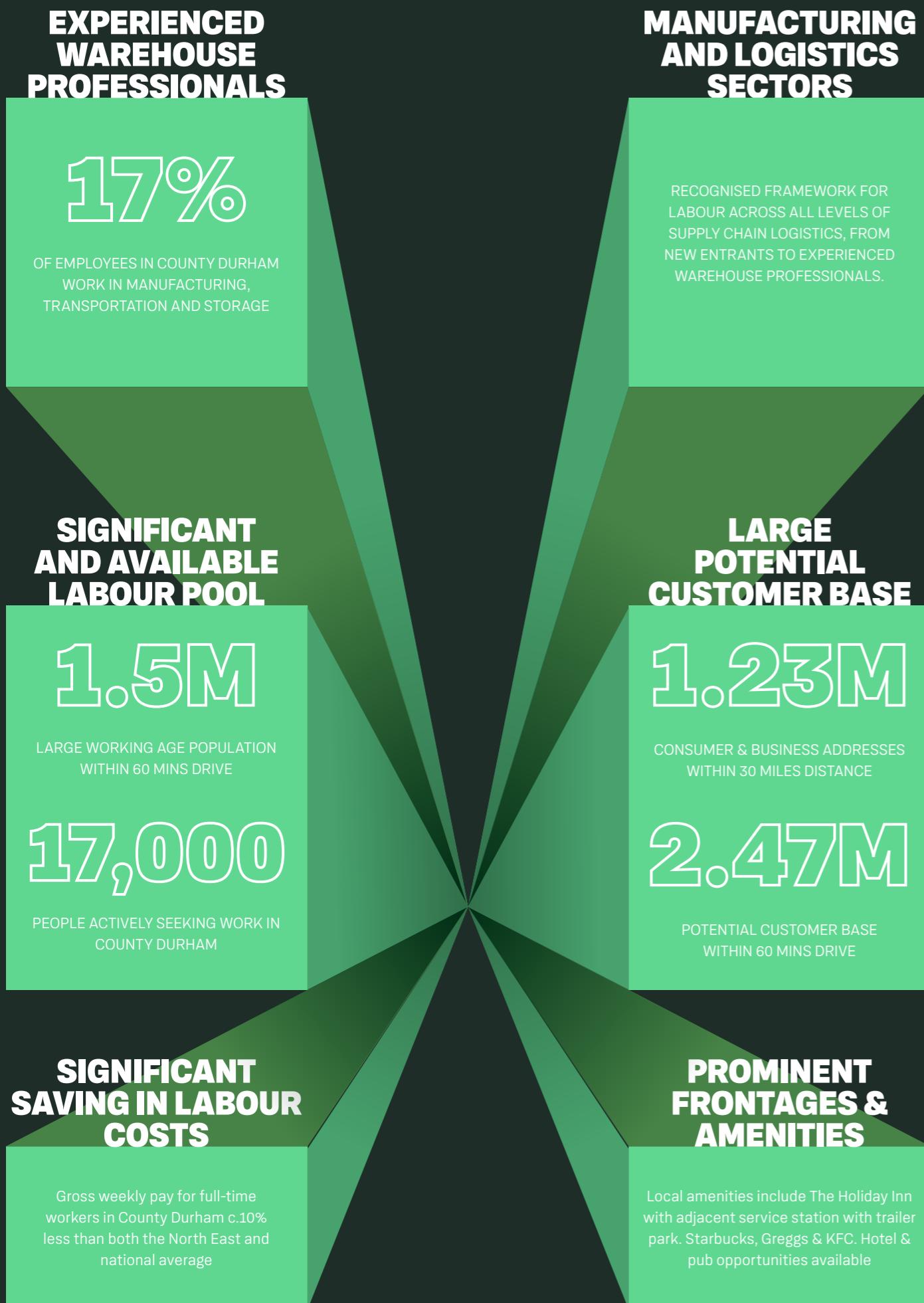
Forrest Park occupies a strategic position in the North East of England, located prominently on the A167 to the south of Aycliffe Business Park. Junction 59 A1(M) is immediately adjacent to the site and provides access from the north and south.

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.





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& TRADE ENQUIRIES**



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