

FORREST PARK

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

UNDER
OFFER

PRE-LET
TO
dpd

HEIGHINGTON

NORTHERN LINE

bp eG KFC
EuroGarages GREGGS

McDonald's

JET

Holiday Inn

J59

Major nearby occupiers include:

- 
- 
- 
- 

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





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

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

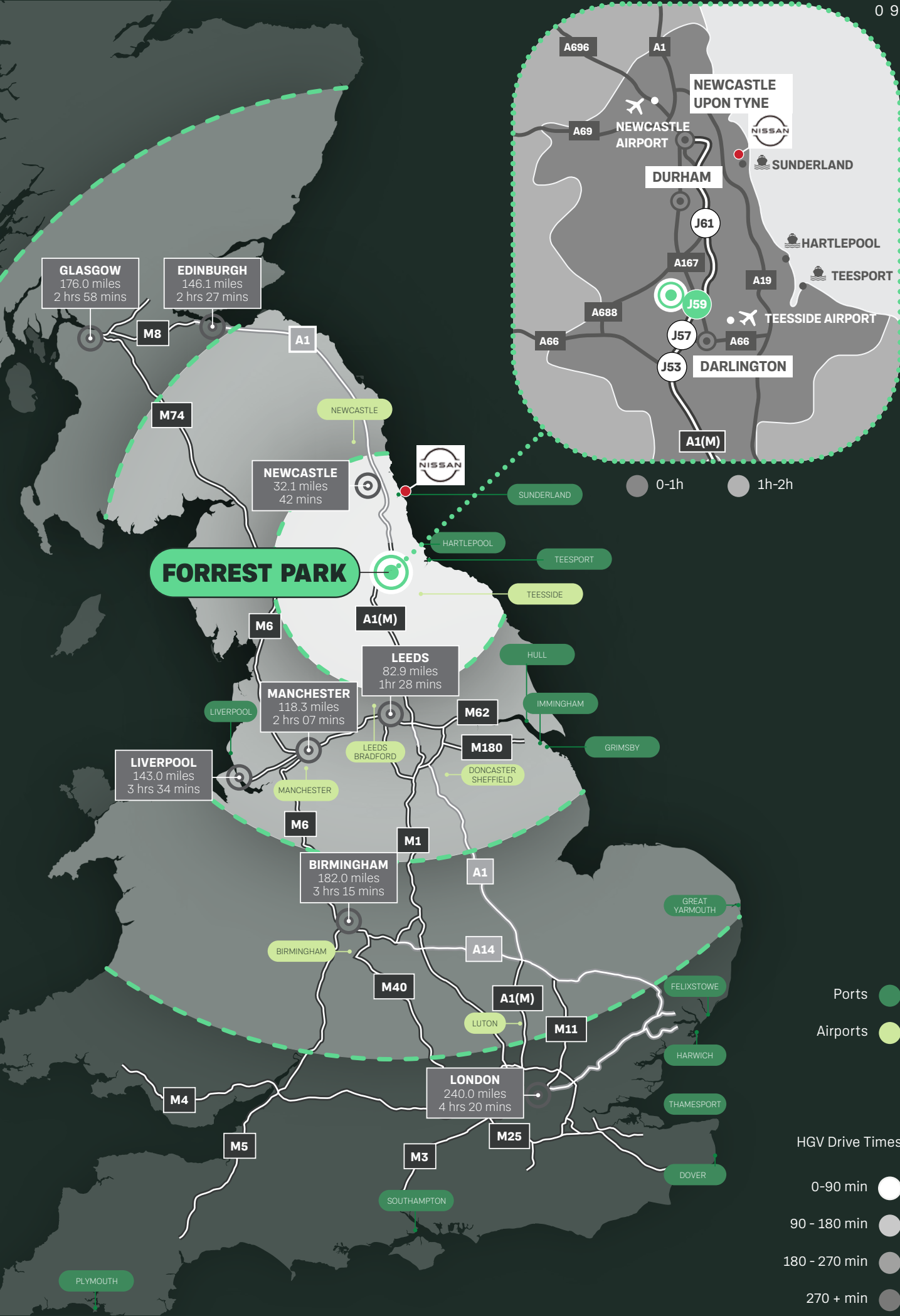


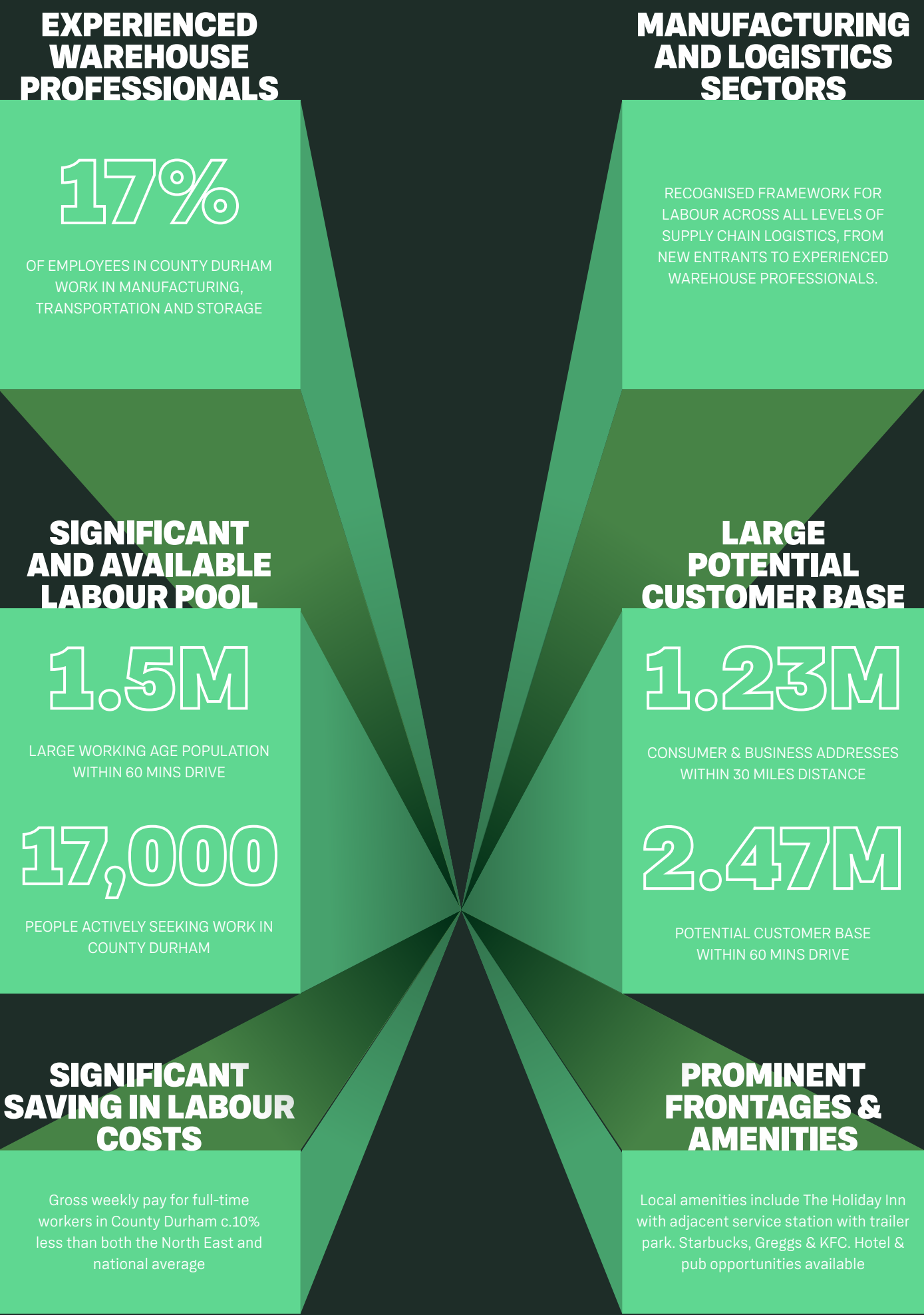
IMMEDIATELY ADJACENT TO J59 A1(M)

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.

















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

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.

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