

FORREST PARK

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



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

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

bp

eG
EuroGarages

KFC
GREGGS



J59

Major nearby occupiers include:

LIDL

CATERPILLAR

ALDI

3M

The co-operative

Ebac

HITACHI
Inspire the Next

NISSAN

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





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

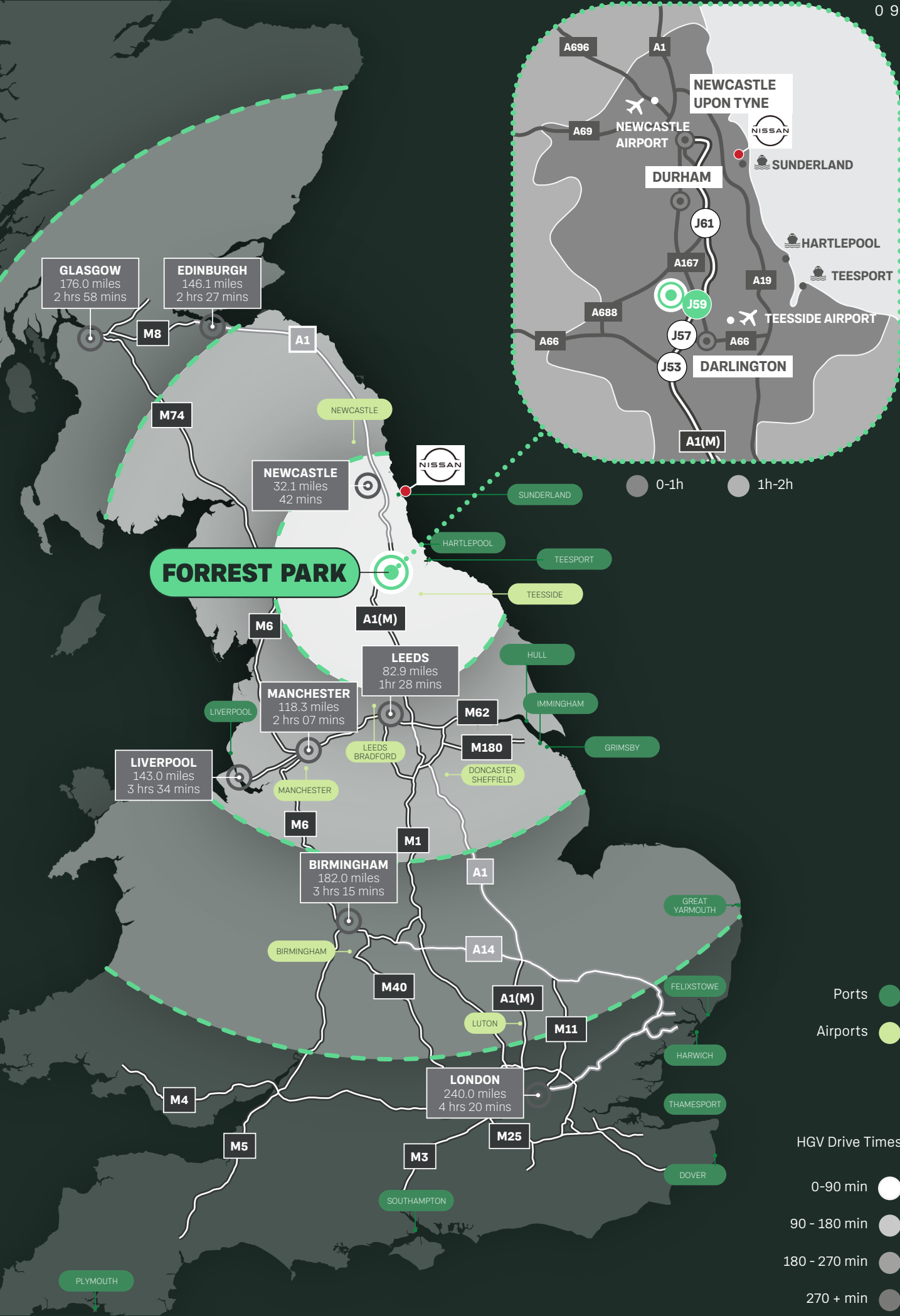


ADJACENT TO J59 A1(M)

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.



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
'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.

LOGISTICS, MANUFACTURING & TRADE ENQUIRIES



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