

# NETPark Phase 3

Part of the continued growth of one of the UK's premier science parks



A spectacular £100 million, 285,650sq ft expansion providing bespoke design and build opportunities between 11,500 and 37,500sq ft.



**CLEAR FUTURES**

Ryder







Rail – 25 minutes to Durham Train Station and Darlington Train Station for access to a rail network including London, Leeds, Edinburgh and Newcastle.



Road – 3.5 miles to the A1. 20 minutes to Durham, 35 minutes to Newcastle, 75 minutes to Leeds.



Air – Teesside Airport 20 minutes away, Newcastle Airport 45 minutes drive and Leeds Bradford Airport 75 minutes away.

## Phase 1

### 2004 -2011

Durham University's Research Institute is the first building to open on site, with the first tenant, Kromek, moving into NETPark Plexus.

CPI's Neville Hamlin building and High Value Manufacturing Catapult opens.

Plexus 2, Kromek HQ and Discovery 1 & 2 completed and occupied.

## Phase 2

### 2014

Further development including Explorer 1 & 2, CPI Formulation Centre & Health Tech and the café opens on site.

Satellite Applications Catapult and Compound Semiconductor Catapult partnership at NETPark to support sectors.

Planning permission granted for Phase 3 development.

## Phase 3

### 2023

Construction partner, Kier, appointed and work commences on site in July 2023 to build 232,150sq ft of flexible accommodation to provide grow on space for companies based on site and in the County, as well as inward investment opportunities.



“When you're a small company, trying to attract the brightest and best talent, it's a stronger sell when you're part of a dynamic cluster of like-minded businesses. There are other science parks around the country, but the level of support on NETPark is second to none.”

**Steve Clements,**  
CEO at aXenic



## Welcome

Located in Sedgefield, County Durham, the heart of North East England, NETPark (North East Technology Park) is one of the UK's premier science parks for the commercialisation of cutting edge research and development from major international organisations, universities and entrepreneurs.

NETPark Phase 3 offers a unique opportunity for your high growth science, engineering and technology company to design and build bespoke premises to grow, scale up and commercialise your operations.

Durham County Council approved the £100m of funding for the first phase of the expansion, providing up to 285,650sq ft of laboratory, production and office space. Construction commenced June 2023, with completion planned for February 2025.

Phase 3 offers existing NETPark tenants the space for their continued growth in a familiar and flourishing environment while offering an attractive proposition to businesses considering relocation or expansion into brand-new state-of-the-art facilities.

“NETPark is an ambitious, collaborative and high growth cluster of innovative businesses. We work closely with our tenants to deliver the right infrastructure, business support and access to academic excellence to help facilitate and accelerate their growth into global markets.”

**Janet Todd,** NETPark Project Director



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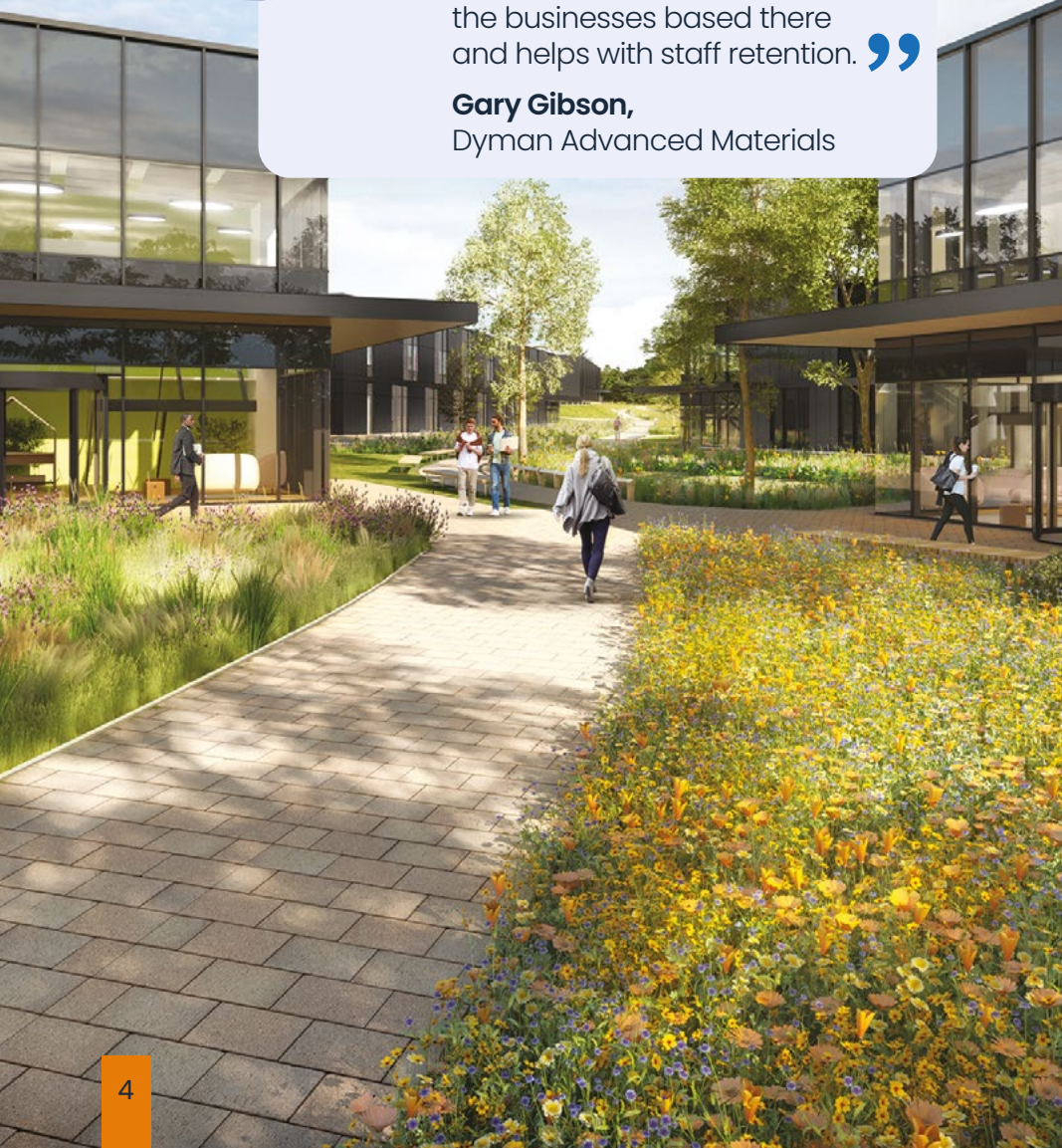






“NETPark is perfect for high tech companies and their staff – the physical environment with the green spaces and walks, the well-designed buildings with plenty of parking. It all gives the right perception of the businesses based there and helps with staff retention.”

**Gary Gibson,**  
Dyman Advanced Materials



## Why NETPark?

NETPark's vision to become a global hub for science, engineering and technology companies is moving to the next stage with the development of Phase 3. The park focuses on supporting companies to integrate materials into innovative, high value products with global social and economic impact. These products help us to be healthier, generate sustainable energy, keep us safe, secure and transforming lives across the world.

NETPark Phase 3 will create upwards of 285,650sq ft of space integrating features that are most important to science and technology businesses including:



Flexibility – adaptable buildings that can be modified to a variety of uses.



Business support from Business Durham's highly experienced team.



Collaborative community – geared towards nurturing a culture of partnership, including a cafe, meeting spaces, and social areas.



Parking – parking facilities, cycle storage.



Access to expertise – home to 3 National Catapult Centres, Durham University's Centre for Advanced Instrumentation and Centre for Process Innovation (CPI).



Wellbeing – attractive walking routes with breakout areas and rest points.





## Support

- £20 million Finance Durham Fund to support the growth of businesses located in County Durham
- The Durham Business Growth Programme provides a focal point for businesses planning to improve their productivity and grow in County Durham



## Invest

- NETPark has been designated a 'Growth Site' within the North East Investment Zone, meaning businesses will be given priority access to co-investment funding



## Talent

- Durham University is in the World Top 100
- Strengths in technology, engineering and manufacturing with 15% of the county's employment as compared to 8% in the UK as a whole
- Durham University have a presence on-site with the Centre for Advanced Instrumentation (CfAI) located within Durham University's Orbit Centre



## Quality of life

- Median house prices in County Durham are £125,000, compared to £294,000 in England. Salaries in County Durham are £26,300, compared to £29,800 in England
- County Durham is one of the safest places to live, work and visit with Durham Police authority rated outstanding
- County Durham extends from the East Coast to the Pennines, encompassing windswept beaches and historic forests



# Ryder

Ryder is more than an architectural practice; it is a team of diverse experts who thrive on collaboration. Founded in Newcastle upon Tyne in 1953, Ryder has grown into an international practice with a mission to improve the world and people's lives.

Ryder works with public and private partners across various sectors, specialising in the design and delivery of flexible buildings for industries such as pharmaceuticals, precision manufacturing, and research. Their approach to design is informed by a deep understanding of user needs, as demonstrated in projects like NETPark Phase 3, where they created sustainable, adaptable spaces that enable a plug and play approach.

Engaging Ryder goes beyond project delivery. They focus on understanding the purpose behind each project, shaping the right response, and ensuring that designs meet the needs of those who will benefit most. Ryder aims to make the project journey stimulating, challenging, and ultimately rewarding for clients.





## Units

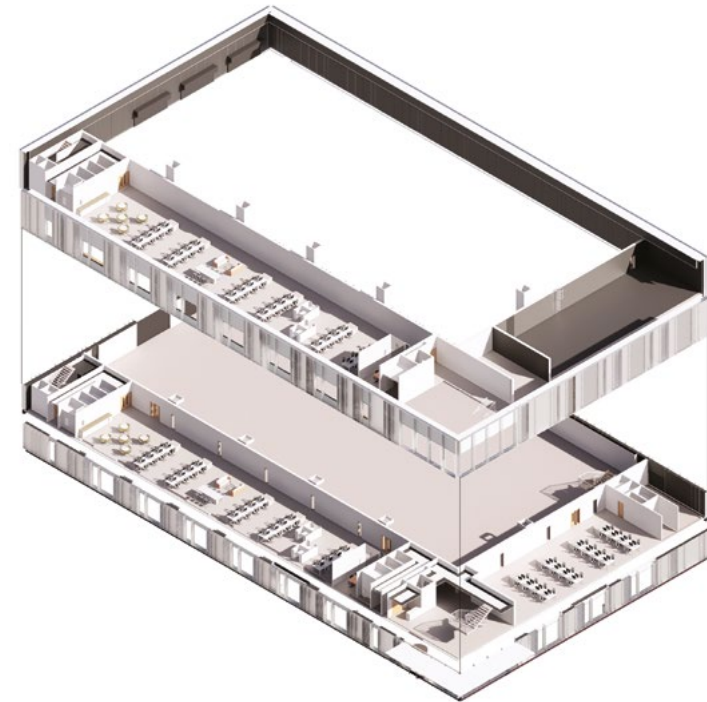
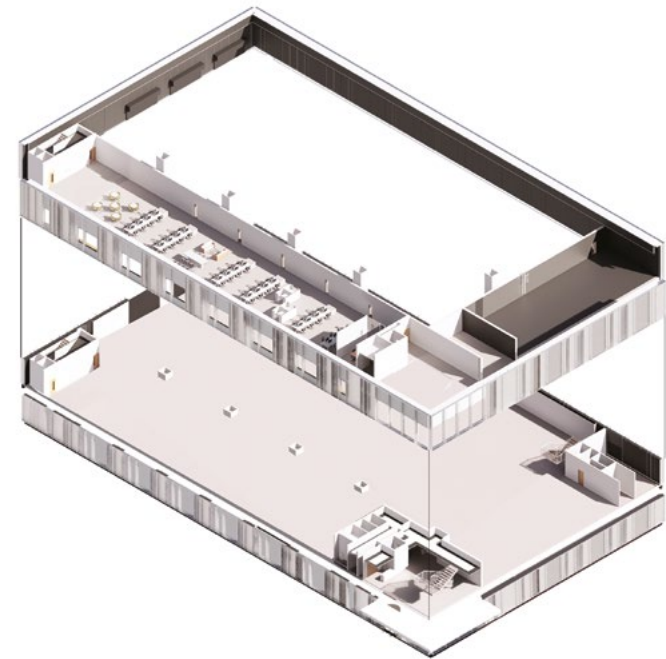
Each unit will be constructed to a base build standard, ready for tenants to install their bespoke fit-out and design the space to suit their brand aesthetic, user requirements and spatial demands.

The site consists of:

- Medium Units – 35,738sq ft with office and laboratory space
- Small Units – 22,895sq ft with office and laboratory space
- Terraced Units – 11,550sq ft with office and laboratory space

Each unit will have:

- Flexible double height warehouse/manufacturing area with 7m clearance
- WC and shower provisions
- Large open plan mezzanine office space



## Sustainability

Our development partner, Clear Futures, led a well-considered sustainability strategy for Phase 3. The result is that NETPark has set the benchmark for carbon targets and energy use.

Key sustainability initiatives that benefit the Phase 3 design:

- Fossil fuels are not used anywhere on site at NETPark Phase 3
- Renewable electricity is generated from our solar panel array
- Heating is generated from air source heat pumps
- Ventilation is provided by a hybrid system that uses 'windcatchers' and automated controls, which monitor air quality and temperature sensors. This optimises energy use, and is estimated to be 75% more efficient compared with traditional mechanical ventilation and cooling systems
- Energy consumption for the office areas is designed in line with the UK Green Building Council and Paris Proof targets (based on assumed occupancy profiles)
- Our building is designed and constructed to the BREEAM 'Very Good' rating. (Building Research Establishment Environmental Assessment Method)



'Very Good'  
environmental rating



Embodied carbon during  
construction



Energy performance  
rating







## Landscaping

The design principle is to create a people focused development, centred around a green amenity space, encouraging pedestrian movement and interaction between all site users. This green heart will encourage walking, cycling and improved wellbeing.

### **The green infrastructure is mainly formed by these components:**

- Existing planting on site to be retained Woodland. Buffer planting along the A177. A central green spine consisting of SuDS pond features supplemented with tree and ornamental planting
- Areas of grasslands of different compositions to the embankments facing William Armstrong Way and Rosalind Franklin Way

All proposed trees forming the woodland buffer along the A177 are to be native/local to this part of Durham, with the intention to have drifts of these species into the site alongside native SuDS planting and wildflowers grassland.

The proposed woodland mix for the woodland buffer on the A177 will be W10 Lowland Oak Woodland, consisting of planting mixtures based on Oak, Birch, Hawthorn, Hazel and Holly with an understory of scrubland planting.





Kier is a leading UK infrastructure services, construction, and property group. Their aim is to sustainably deliver infrastructure that is not only vital to the UK but also leaves a positive lasting legacy wherever they work.

With a presence in the North East region for over 30 years, their teams have delivered a range of projects in all sectors including the recent design and build of 11 bespoke units at NETPark.

Kier are focussed on generating the maximum benefits from their projects for their clients and the communities they work in both during the projects, and for many years following their completion.



Kier are proud to be an early supporter of the County Durham Pound initiative, working with Durham County Council to create added social value specifically for the local Durham area.



Kier support local education providers to provide training and work placements for local students and are committed to reducing the skills gap in construction.



Kier are future focused. They embrace new technologies and advances in Modern Methods of Construction (MMC) on their projects and are committed to reducing their carbon footprint.





## Masterplan

The masterplan seeks to create a holistic campus environment, defined by exceptionally high quality, distinctive and flexible buildings set in a pedestrian friendly parkland environment.

The design concept creates a unique, vibrant and exciting environment for current and prospective tenants of NETPark.

Included in the masterplan are:

- 356 car parking spaces
- 22 active EV chargers
- 78 passive EV chargers for future expansion
- Bike shelters with a total capacity for 124 bikes
- Solar Photo Voltaics on each building
- Woodland and wildlife walk

Each service yard has:

- allowance for enclosed bin compounds with steel structure and timber cladding slats and locked doors
- substation
- permeable paving blocks
- space for a chemical store







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Visit the website to find out more  
[www.northeasttechnologypark.com](http://www.northeasttechnologypark.com)



Business Durham 



 North East  
Combined  
Authority

CLEAR FUTURES

Ryder

