

OUTLINE PLANNING CONSENT GRANTED UP TO 1,829,400SQ FT
WAREHOUSE, LOGISTICS & MANUFACTURING,
BUILD TO SUIT OPPORTUNITIES UP TO 40,000 - 1,000,000 SQ FT UNITS
TO LET / FOR SALE

**NEW 24MW
SUB STATION &
INFRASTRUCTURE
INSTALLED
ON SITE**

FORREST FORK PARK

J59 A1(M)

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

FORTHENORTHEAST.COM

POTENTIAL FOR RAIL CONNECTED BUILDING

NORTHERN LINE



BESPOKE DESIGN & BUILD INDUSTRIAL & LOGISTICS UNITS UP TO 1 MILLION SQ FT

BUILD TO SUIT OPPORTUNITIES OUTLINE PLANNING CONSENT GRANTED FOR 1,829,400 SQ FT DEVELOPMENT

Forrest Park is a brand new industrial, logistics & manufacturing development scheme offering brand new, high specification warehouse units from 40,000 - 1,035,000 sq ft available on a leasehold or freehold basis. The site is fully serviced with a new signalised traffic junction and a 24MW sub station.

Major nearby occupiers include:

Local amenities include The Holiday Inn with adjacent service station with trailer park. Starbucks, Greggs & KFC. Hotel & pub opportunities available.

STILLE R



EXPERIECED LOCAL WAREHOUSE PROFESSIONALS

County Durham has a recognised framework for labour across all levels of supply chain logistics, from new entrants to experienced warehouse professionals.

17,000

PEOPLE ACTIVELY SEEKING WORK IN COUNTY DURHAM

17%

EMPLOYEES IN COUNTY DURHAM WORK IN MANUFACTURING, TRANSPORTATION AND STORAGE

1.5M

LARGE WORKING AGE POPULATION WITHIN 60 MINS DRIVE

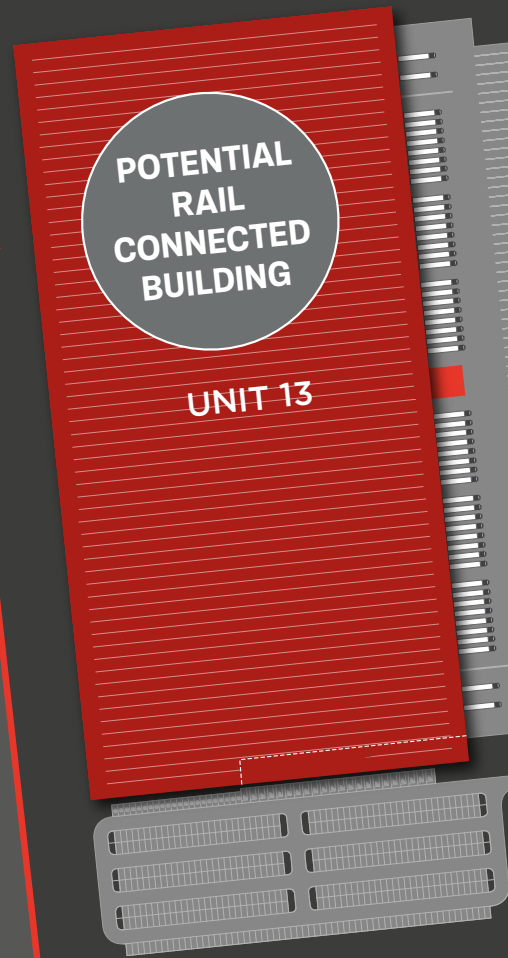
10%

WAGES IN COUNTY DURHAM ARE C.10% LESS THAN BOTH THE NORTH EAST AND NATIONAL AVERAGE

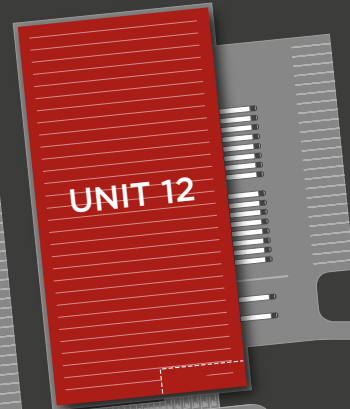
Indicative Image



NORTHERN RAILWAY



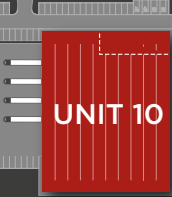
UNIT 13



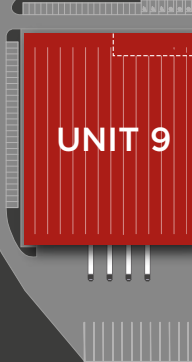
UNIT 12



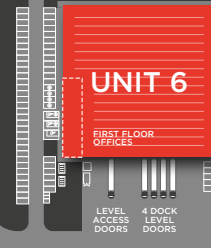
UNIT 11



UNIT 10



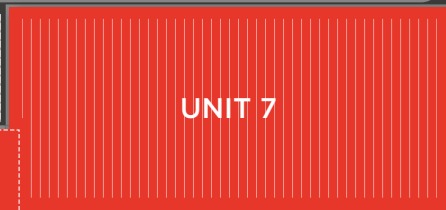
UNIT 9



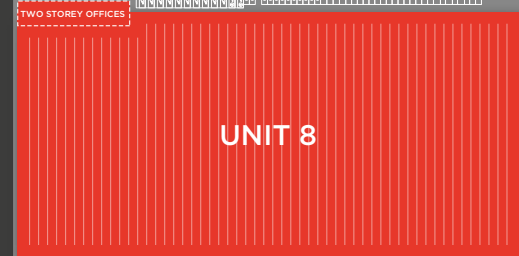
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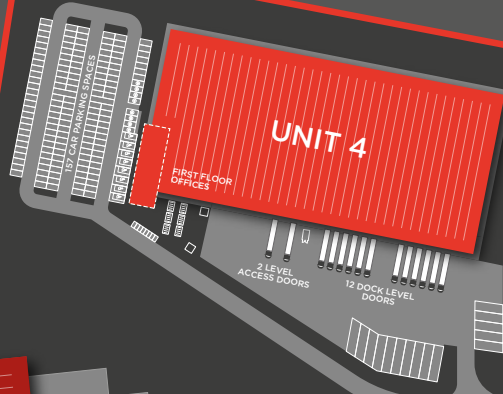
UNIT 5



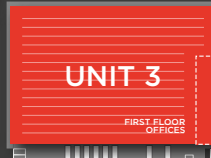
UNIT 7



UNIT 8



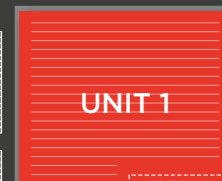
UNIT 4



UNIT 3



UNIT 2



UNIT 1

TRADE UNITS

24 MVA SUBSTATION AND UTILITIES



A1(M)

J59

PLANNING CONSENT FOR B1C, B2, B8 / 24/7 USE



FULLY FITTED GRADE A OFFICE ACCOMMODATION



SUSTAINABLE FEATURES



FLEXIBLE DESIGN SOLUTIONS



ON SITE SERVICES



10M - 25M EAVES



UP TO 50 KN/M2 FLOOR LOADING



SECURE YARDS



SUBSTANTIAL PARKING RATIO



DOCK AND LEVEL ACCESS DOORS



BRAND NEW WAREHOUSE/ INDUSTRIAL UNITS UP TO 1,000,000 SQ FT

PHASE 1

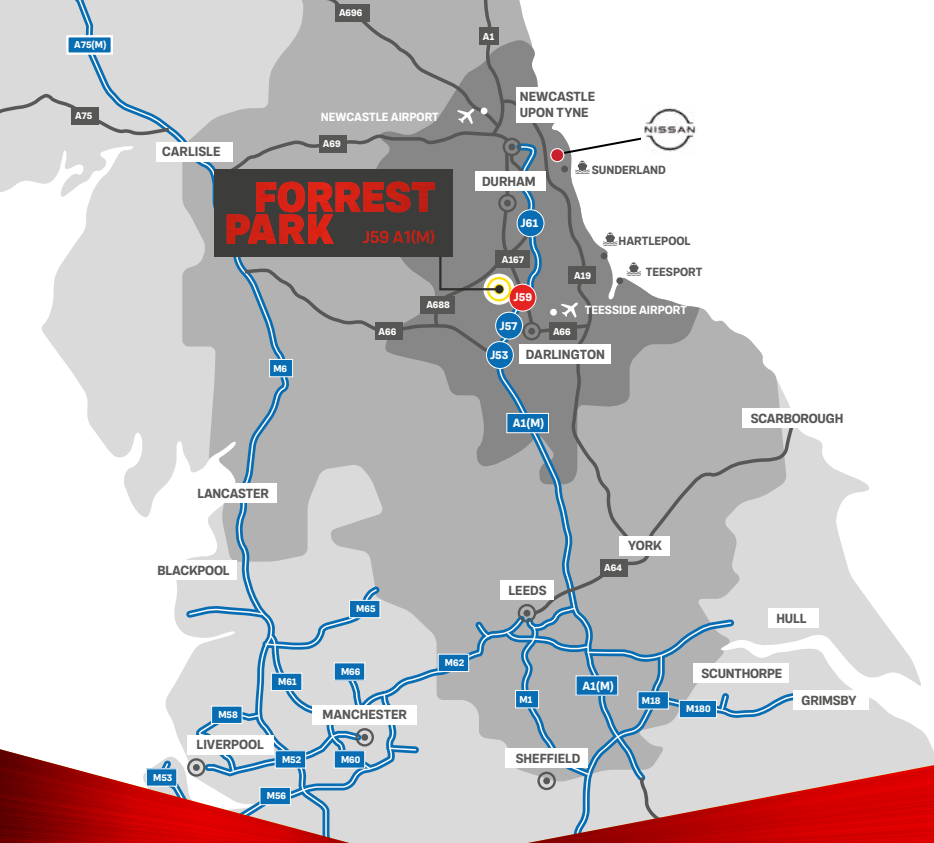
UNIT	SQ FT	OFFICES SQ FT	TOTAL SQ FT
1	74,500	5,000	79,500
2	38,000	2,650	40,650
3	53,000	3,700	56,700
4	106,000	7,500	113,500
5	66,000	4,500	70,500
6	43,250	3,000	46,250
7	170,000	10,200	180,200
8	231,500	11,700	243,200
Total			830,500

PHASE 2

UNIT	SQ FT	OFFICES SQ FT	TOTAL SQ FT
9	67,900	3,400	71,300
10	37,500	2,500	40,000
11	206,000	10,000	216,000
12	137,500	7,500	145,000
13	550,000	23,500	573,500
Total			1,045,800

*PLAN FOR INDICATIVE PURPOSES ONLY

what3words: grows.bronze.invent
www.what3words.com



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.

HGV Drive Times ● 0-1h ● 1h-2h

FOR THE NORTH EAST

COMMUNICATIONS



Location	Distance	Airports	Distance	Ports	Distance
A1(M) J59	0.3 miles	Teeside	10 miles	Sunderland	27 miles
Darlington	5 miles	Newcastle	38 miles	Hartlepool	23 miles
Durham	14 miles	Leeds Bradford	59 miles	Middlesbrough	23 miles
Sunderland	27 miles	Doncaster Sheffield	91 miles	Hull	114 miles
Newcastle	32 miles	Manchester	123 miles	Immingham	123 miles
Leeds	64 miles	Edinburgh	145 miles	Liverpool	148 miles

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