

West Hartford Park

Planning
Submitted

Space to Thrive

INDUSTRIAL, LOGISTICS &
MANUFACTURING SPACE
TO LET UP TO 532,000 SQ FT



Introduction

Located on the edge of Cramlington, only minutes from the deep-sea Port of Blyth, West Hartford Park offers some of the largest and best-connected industrial, manufacturing, and logistics space in the North East of England.

With space available from 50,000 sq ft to 532,000 sq ft, this 126-acre park is the perfect place for large-scale occupiers needing brand new units that can be built to meet specific occupier requirements, on a freehold or leasehold basis, all with access to significant power provision and high-quality infrastructure.

It also offers businesses, staff and visitors a business park setting like no other where 35% of the site is offered over to green and open spaces, where enhanced biodiversity and business can thrive together.



Masterplan

Industrial & Logistics

UNIT 3: 42,323 sq m (455,560 sq ft)*

UNIT 4: 18,225 sq m (196,172 sq ft)*

UNIT 5.1: 23,693 sq m (255,029 sq ft)

UNIT 5.2: 19,440 sq m (209,250 sq ft)

Drive Thru & Retail

UNIT 1.1: 180 sq m (1,937 sq ft)

UNIT 1.2: 180 sq m (1,937 sq ft)

UNIT 1.4: 520 sq m (5,597 sq ft)

UNIT 1.5: 655 sq m (7,050 sq ft)

UNIT 1.6: 445 sq m (4,789 sq ft)

UNIT 1.7: EV Charging

Office & Innovation Space

UNIT 2: 1,935 sq m (20,828 sq ft)

*Masterplan also provides the flexibility to offer one larger unit (units 3 & 4) of 49,424 sq m (532,000 sq ft)



Specification



B2/B8
use classes



20m
maximum
eave height



PV
to roof areas



BREEAM
target 'Excellent'



50m
yards depth



EV
charging



EPC A
target



50kn
floor loading



Targeting
Net Zero Carbon
Construction

Environment

West Hartford Park has been designed with sustainability as its priority and, once complete, will set a new benchmark for quality and scale in the region, providing a world-class environment for occupiers that blends extensive green space and enhanced biodiversity with on-site staff amenities, including nature trails and walkways, coffee shop and express food retail plots.



On-site staff amenities



45
acres of open green space



10%
minimum biodiversity net gain



Public footpaths & community spaces



Connectivity

By Road

Cramlington Railway Station		1.3 miles (4 mins)
Cramlington Centre		1.9 miles (5 mins)
A1		4 miles (7 mins)
A19		4 miles (8 mins)
Port of Blyth		5 miles (10 mins)
Newcastle Airport		9 miles (15 mins)
Newcastle City Centre		12 miles (20 mins)
Sunderland		19 miles (35 mins)
Durham		27 miles (43 mins)
Middlesbrough		48 miles (55 mins)



By Rail

Morpeth		8 mins
Newcastle City Centre		13 mins
Durham		36 mins
Sunderland		53 mins

By Air (Daily)

Belfast		(55m)
Dublin		(1h 5m)
London Heathrow		(1h 10m)
Southampton		(1h 15m)
Amsterdam		(1h 20m)
Paris		(1h 40m)
Frankfurt		(1h 45m)
Dubai		(7hr 15m)

By Sea

Netherlands / Germany / Belgium / France		(Twice a week)
Latvia / Russia / Sweden / Denmark		(Weekly)
Finland		(Fortnightly)
Indonesia / Malaysia		(Monthly)



Demographics

West Hartford Park sits adjacent to an established industrial, manufacturing, and logistics community in a location renowned for offshore energy and innovation. And it's here that occupiers can benefit from a wealth of local skills and supply chains, as well as easy access to the regional major motorway networks and the global connections offered by the Port of Blyth.

The Port of Blyth is also home to the Energy Central Campus, which is a unique partnership between Northumberland County Council and the Offshore Renewable Energy Catapult whose mission is to create the pipeline of talent required for the expanding clean energy sector, at the same time, inspiring, training and delivering pathways to employment for the local community.

STATISTICS SOURCED FROM NOMIS

187,600
working age population

15.4%
employed in manufacturing,
storage and transportation

142,300
economically active

£16.18
average hourly pay
(National Average £18.72)

1.135 million
people within a 15 mile radius

13.56%
below the national average
hourly wage rates

1.825 million
people within a 30 mile radius



Port of Blyth

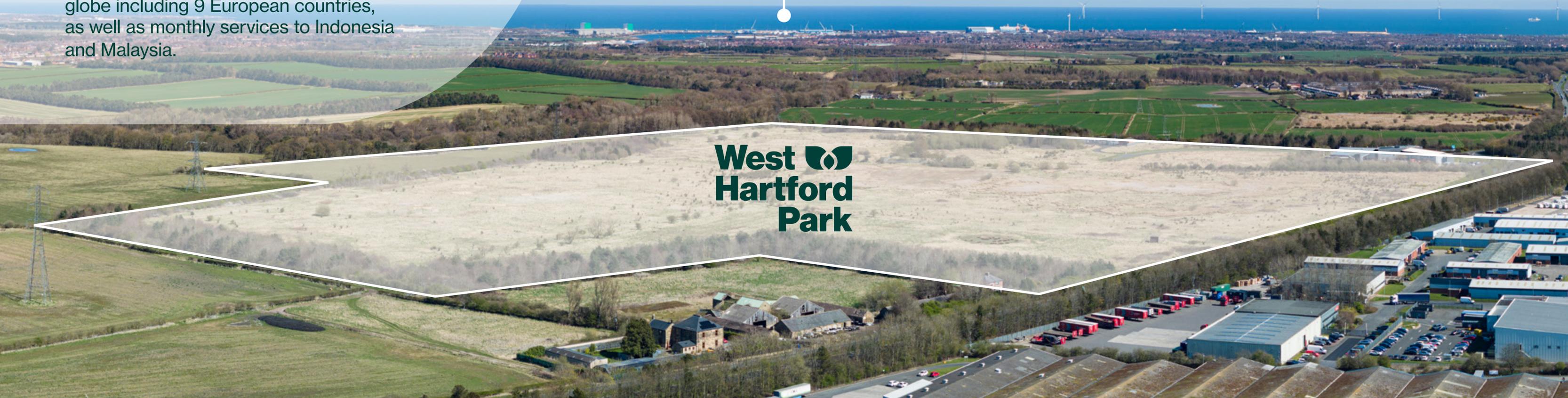
Only 5 miles drive is the deep-water Port of Blyth, which serves as a major hub for offshore renewable energy production, logistics and training, particularly for the offshore wind sector. It is home to the ORE Catapult, the UK's leading innovation centre for offshore renewable energy and provides multiple opportunities and benefits to the companies in the sector.

The port also provides extensive and regular cargo links to various destinations around the globe including 9 European countries, as well as monthly services to Indonesia and Malaysia.



Port of Blyth

**West
Hartford
Park**



About Us

Ready to occupy in 2027, West Hartford Park is being delivered by Arlington Real Estate, in joint venture with Homes England.



Arlington Real Estate

Arlington Real Estate is a North East based property development business that has delivered a number of major regeneration projects, including the 85-acre DurhamGate site, Freemans Reach and Milburngate in Durham city centre. Most recently they have been appointed joint venture development partners for York Central, one of the largest regeneration projects in the UK.



Homes England

Homes England

As the government's regeneration and housing agency Homes England believe that well-designed places are key to improving people's lives. Together with our partners, we're accelerating the pace of regeneration and house building across the country, as we seek to deliver homes and places people are proud of for generations to come.

Contact

CBRE

Dave Cato

dave.cato@cbre.com
+44 (0) 7983 388 939

www.westhartfordpark.com

HTA
REAL ESTATE

Richard Scott

richard@htare.co.uk
+44 (0) 7787 697 757

www.htare.co.uk

@retail

Ian Thurlbeck

ian@atretail.co.uk
+44 (0) 7515831417

www.atretail.co.uk



Homes
England

West 
Hartford
Park