

**HOME OF
HITACHI**

MERCHANT PARK NEWTON AYCLIFFE

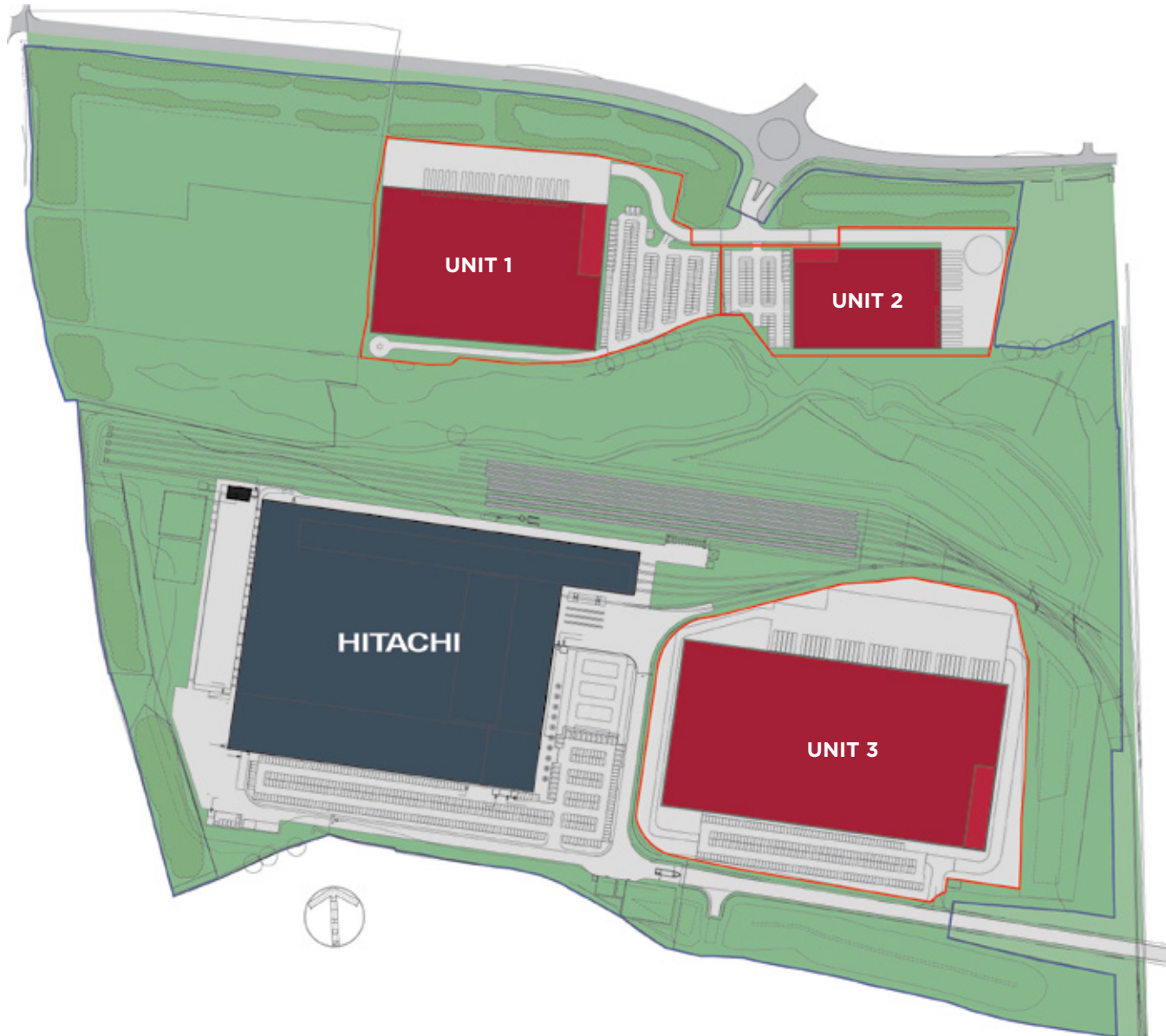
PLOTS AVAILABLE:

PLOT 1	8.55 ACRES	193,000 SQ FT
PLOT 2	3.2 ACRES	82,000 SQ FT
PLOT 3	13 ACRES	312,000 SQ FT

DL5 6EF A1(M) JCT 59

WWW.MERCHANTPARK.CO.UK





FLEXIBLE SPACE

Merchant Park has development plots remaining extending to 35 acres (14 hectares), an allocation which will accommodate a new building of up to 312,000 sq ft. Merchant Anglo Developments has an excellent track record for delivery of industrial and commercial property for occupiers in the North East and throughout the UK.

Sustainable design and build solutions to meet occupier requirements for industrial, warehouse, office and other uses can be provided cost effectively and quickly.

The proposed plan includes site optimized building sizes however other options can be considered.

PLOT ONE

Unit 1	193,000 sq ft	17,930 sq m
--------	---------------	-------------

PLOT TWO

Unit 2	82,000 sq ft	7,618 sq m
--------	--------------	------------

PLOT THREE

Unit 3	312,000 sq ft	28,985 sq m
--------	---------------	-------------

MASTERPLAN

MERCHANT PARK HAS DEVELOPMENT PLOTS REMAINING EXTENDING TO 35 ACRES (14 HECTARES), AN ALLOCATION WHICH WILL ACCOMMODATE A NEW BUILDING OF UP TO 312,000 SQ FT

DEMOGRAPHICS

Newton Aycliffe is a nationally important engineering, manufacturing and distribution location. The businesses located here enjoy a local recruitment catchment pool of over 608,000 people and over 2.5 million regionally.

The region's Higher Education sector offers a ready supply of graduates in engineering subjects amongst others. With 9.4% of those unemployed being qualified to NVQ level 3 or higher, this provides a very important, qualified and skilled target group for recruitment.

Median Annual Pay is very competitive compared to both regional and national rates.

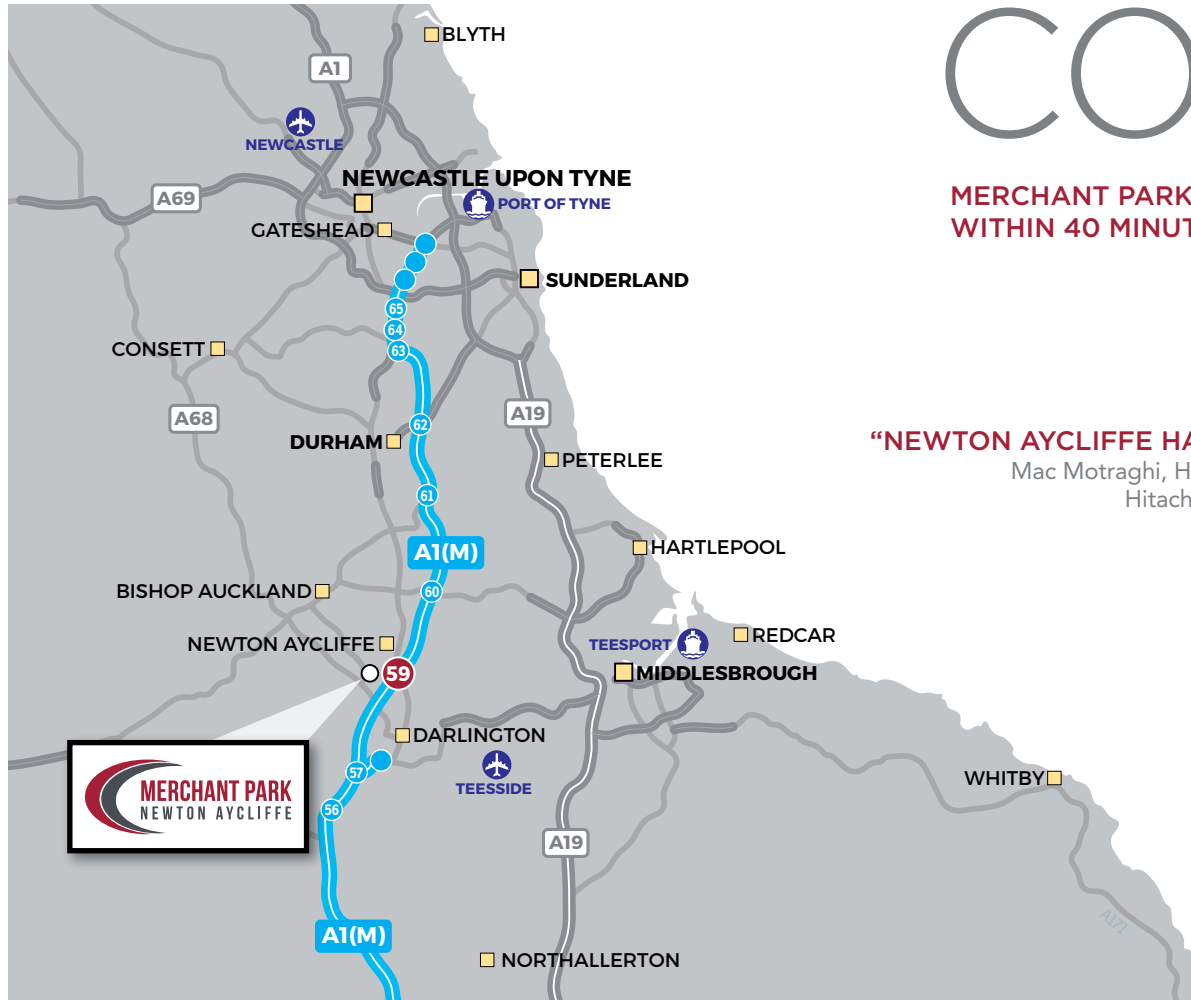
PROVEN LOCATION

Merchant Park is a proven location with the newly opened Hitachi Rail Freight terminal and manufacturing facility. Moreover Newton Aycliffe is home to many international companies including Husqvarna, Gestamp Tallent, Lidl and Compound Photonics.



CONNECTED

MERCHANT PARK IS ON JCT59/A1(M) AND HAS TWO PORTS AND TWO AIRPORTS WITHIN 40 MINUTES



“NEWTON AYCLIFFE HAS IT ALL”
Mac Motraghi, Head of Sales,
Hitachi Rail Europe

AIR

Durham Tees Valley Airport and Newcastle International Airport have direct flights throughout Europe.

SEA

The Port of Tyne and Teesport are both within a 40 minute drive time providing onward connections to the major UK, European and Worldwide Freight Ports.

ROAD

Location	Distance	Time
Darlington	5 miles	10 mins
Durham Tees Valley	11 miles	22 mins
Durham	19 miles	21 mins
Teesport	24 miles	39 mins
Port of Tyne	33 miles	37 mins
Newcastle	34 miles	38 mins
Leeds	66 miles	1 hr 25 mins
Edinburgh	153 miles	3 hrs 15 mins
Glasgow	174 miles	3 hrs 24 mins
Birmingham	176 miles	3 hrs 16 mins
London	253 miles	4 hrs 40 mins

A DEVELOPMENT BY



ALL ENQUIRIES



nick@htare.co.uk



dave.cato@cbre.com