



Welcome to the next
premier destination
for **distribution, technology +**
manufacturing in the North East

J A D E
BUSINESS PARK



manufacturing + supply chain hotspot



County Durham has a thriving, diversified economy with the county having long been a chosen location for businesses looking to invest in the region, from NSK Bearings setting up in 1976 through to Hitachi Rail Europe opening their European HQ for high speed trains in 2015.

The automotive supply chain is particularly strong in volume manufacturing, electronics and precision engineering and includes strategic companies such as Gestamp Tallent, TRW, NSK and Mecaplast. More than 30 companies specialising in this sector employ over 6,000 people. This established manufacturing base of suppliers serves Nissan, Caterpillar and Komatsu as well as supplying other automotive OEMs around the UK.



NMUK Sunderland

As well as this strong manufacturing and supply chain base Durham is also home to a wide number of diverse businesses many of which have strong links through R&D with the world renowned Universities in the region.

The science park at NETPark is one example of how County Durham provides opportunities for manufacturers to explore the potential of new technologies and applications. Key partners are CPI and Durham University and capabilities exist, backed by the Catapult programme, in materials integration, nanotechnology and printed electronics.

excellent amenity on the doorstep

Jade Business Park is adjacent to Dalton Park, the Region's biggest outlet shopping centre, which has over 60 shops selling over 200 different brands and designer labels. Outlets include M&S Outlet, Next, Adidas and GAP fashion stores.

The park also offers a wide range of places to eat including Prezzo, KFC, McDonalds, Frankie & Bennies, Marston's public house, Pizza Express, Starbucks and Subway.

Located above the restaurant piazza at Dalton Park is a 7 screen cinema.

KEY STATS:

- Annual visitor numbers 2.6m.
- Current gross trading area 200,000 sq. ft.
- Car parking for 1,700 vehicles.
- Employee numbers on site 800.





Location

Jade Park is located less than a minute from the A19 immediately south of Murton, County Durham giving excellent access to Tees Valley, Sunderland, Durham and Newcastle upon Tyne with multi-model transport access to the UK and beyond.

Only 11 miles south of the Nissan manufacturing plant (NMUK Sunderland) it is ideally suited for businesses in automotive manufacturing and supply chain sectors.

Infrastructure

Fully serviced, engineered and level site with first phase infrastructure complete. A new service road links directly to the A19 dual carriageway.

Durham County Council also has a programme of works to increase the capacity of the A19/A182 junctions serving Jade Business Park allowing for future growth. Modelling and preliminary design work is complete and funding is in place to allow ground investigation work in spring 2018 with construction due to complete by the late summer 2019.

Fully serviced 55 acre site
with fast track delivery
of bespoke buildings
within 12 months



Indicative Masterplan

**WORK ON SITE
BEGUN**

Jade Park is already underway with the site levelled and fully serviced.

The infrastructure road leading directly from the A19 is also completed.

**55
ACRE**
1 MILLION SQ FT
POTENTIAL

The 55 acre site has the potential for up to 1,000,000 sq ft of space

**BESPOKE BUILDINGS
DELIVERED
IN 12 MONTHS**

Jade Park can offer potential occupiers with a high quality bespoke building, meeting 'very good' BREEAM standards delivered in 12 months.

**ENTERPRISE
ZONE STATUS**

Business relocating to Jade Park can expect a number of benefits and incentives which include;

- EZ rates incentive worth up to £275k
- Infrastructure already in place for the first occupiers
- Easier path for planning permission

**PROXIMITY TO
EAST COST PORTS**

Jade Park position on the A19 corridor provides excellent access to the major regional ports.

PORT OF TYNE	15 miles
TEESPORT	27 miles

**PROXIMITY TO
WORKFORCE**

County Durham has a vibrant and effective labour market of 259,200 economically active people.

Managers/Directors, Professionals and associated Professional & Technical	101,700
Administrative & Secretarial and Skilled Trade Occupations	50,300
Caring, Leisure & Other Services and Sales & Consumers Services	41,800
Process Plant & Machine Operatives Elementary Occupations	44,900

Source: ONS Annual Population Survey 2015



- 11 miles from NMUK Sunderland
- 15 miles to Port of Tyne
- 27 miles to Teesport
- 12 miles Durham Rail Station (approximately 3 hours to London)
- 21 miles Newcastle Rail Station (approximately 3 hours to London)
- 30 miles Durham Tees Valley Airport
- 28 miles Newcastle International Airport
- Adjacent to Dalton Park the biggest outlet shopping centre in the North East of England

GET IN TOUCH

CBRE
 0113 394 8800
www.cbre.co.uk

HTA
 REAL ESTATE
 0191 245 1234
www.htare.co.uk

Dave Cato: David.Cato@cbre.com

Nick Atkinson: nick@htare.co.uk
 Simon Hill: simon@htare.co.uk

www.jadepark.co.uk

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Highbridge Properties Plc, Berger House, 36-38 Berkeley Square, London W1J 5AE. Tel: 020 7494 9401 Email: highbridge@nif.co.uk. Nov 2017.



Highbridge Properties 
 020 7494 9401