

OUTLINE PLANNING FOR LOGISTICS,  
MANUFACTURING, TRADE & ROADSIDE  
BUILD TO SUIT UNITS 5,000 - 1,000,000 SQ FT  
**TO LET / FOR SALE**

# **FORK PARK**

**J59 A1(M)**

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**NEWTON AYCLIFFE**  
**COUNTY DURHAM**  
**DL1 3NL**

**[FORTHENORTHEAST.COM](http://FORTHENORTHEAST.COM)**

# FOR THE MOVERS

# AND THE MAKERS

HEIGHINGTON

NORTHERN LINE

POTENTIAL FOR RAIL CONNECTED BUILDING

**£13 MILLION INFRASTRUCTURE WORKS NOW COMPLETE**

The site is fully serviced with a new signalised traffic junction and a 24MW sub station.

Major nearby occupiers include:

- LIDL
- CATERPILLAR
- amazon
- Gestamp
- Argos
- The co-operative
- NISSAN
- HITACHI Inspire the Next
- Husqvarna
- 3M
- ALDI

- bp
- KFC
- GREGGS
- eG EuroGarages

- McDonald's
- JET
- Holiday Inn

J59

A1 (M)

LEEDS

NEWCASTLE



NORTHERN RAILWAY



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



FULLY FITTED GRADE A OFFICE ACCOMMODATION



SUSTAINABLE FEATURES



FLEXIBLE DESIGN SOLUTIONS



ON SITE SERVICES



# BESPOKE DESIGN AND BUILD DEVELOPMENT SCHEME

The scheme has an outline planning consent for 1.7M sq ft of high quality buildings with the biggest single unit footprint available of up to 1,000,000 sq ft on a leasehold or freehold basis.

UNIT	SQ FT	OFFICES SQ FT	TOTAL SQ FT
1	43,500	2,500	46,000
2	46,500	2,500	49,000
3	55,000	2,500	57,500
4	100,000	5,000	105,000
5	206,000	10,000	216,000
6	550,000	23,500	573,000
7	137,500	7,500	145,000
8	37,500	2,500	40,000
9	67,900	3,400	71,300
10	157,000	10,000	167,000
11	230,000	10,000	240,000
<b>Total</b>			<b>1,710,300</b>

TRADE UNITS	SQ FT
TP 1	10,000
TP 2	10,000
TP 3	5,000
TP 4	5,000
TP 5	5,000
TP 6	7,500
TP 7	7,500
<b>Total</b>	<b>50,000</b>

PUB	SQ FT
<b>Total</b>	<b>6,700</b>

HOTEL	BED
<b>Total</b>	<b>60</b>

10M - 25M EAVES



UP TO 50 KN/M2 FLOOR LOADING



SECURE YARDS



SUBSTANTIAL PARKING RATIO



DOCK AND LEVEL ACCESS DOORS



A1(M)

J59



HGV Drive Times ● 0-1h ● 1h-2h

### ADJACENT TO J59 A1(M)

Forreast 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.

FOR  
THE  
NORTH  
EAST

AND  
BEYOND



### EXPERIENCED WAREHOUSE PROFESSIONALS

# 17%

OF EMPLOYEES IN COUNTY DURHAM WORK IN MANUFACTURING, TRANSPORTATION AND STORAGE

### MANUFACTURING AND LOGISTICS SECTORS

RECOGNISED FRAMEWORK FOR LABOUR ACROSS ALL LEVELS OF SUPPLY CHAIN LOGISTICS, FROM NEW ENTRANTS TO EXPERIENCED WAREHOUSE PROFESSIONALS.

### SIGNIFICANT AND AVAILABLE LABOUR POOL

# 1.5M

LARGE WORKING AGE POPULATION WITHIN 60 MINS DRIVE

# 17,000

PEOPLE ACTIVELY SEEKING WORK IN COUNTY DURHAM

### LARGE POTENTIAL CUSTOMER BASE

# 1.23M

CONSUMER & BUSINESS ADDRESSES WITHIN 30 MILES DISTANCE

# 2.47M

POTENTIAL CUSTOMER BASE WITHIN 60 MINS DRIVE

### SIGNIFICANT SAVING IN LABOUR COSTS

Gross weekly pay for full-time workers in County Durham c.10% less than both the North East and national average

### PROMINENT FRONTAGES & AMENITIES

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

FOR THE EMPLOYERS AND WORKERS

FOR THE DISTRIBUTERS AND MANUFACTURERS

# BARBERRY

Since 1983 Barberry have established themselves as one of the most successful privately-owned property development and investment companies in the UK.

With the energy, flexibility and a substantial equity base to help secure the right opportunities as they continue to deliver projects of the highest quality.

Barberry have a proven track record working with occupiers to deliver the optimum property solutions for their businesses.

[www.barberry.co.uk](http://www.barberry.co.uk)

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## RICHARDSON

The Richardson family is a private, family-owned and operated property business with over half a century of real estate experience in the UK and overseas. Typically working in joint venture, the business has a long history of successful partnerships, having developed over 17 million sq ft of real estate across all sectors.

More recently the family has continued to diversify by building an international growth capital portfolio across a range of sectors through a direct and co-investment programme.

[www.richardsons.co.uk](http://www.richardsons.co.uk)



BARBERRY 64, CANNOCK



PROJECT METEOR, TEWKESBURY



BARBERRY 57, BIRMINGHAM



more+ Avonmouth



BARBERRY 72, DAVENTRY

**LOGISTICS, MANUFACTURING  
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