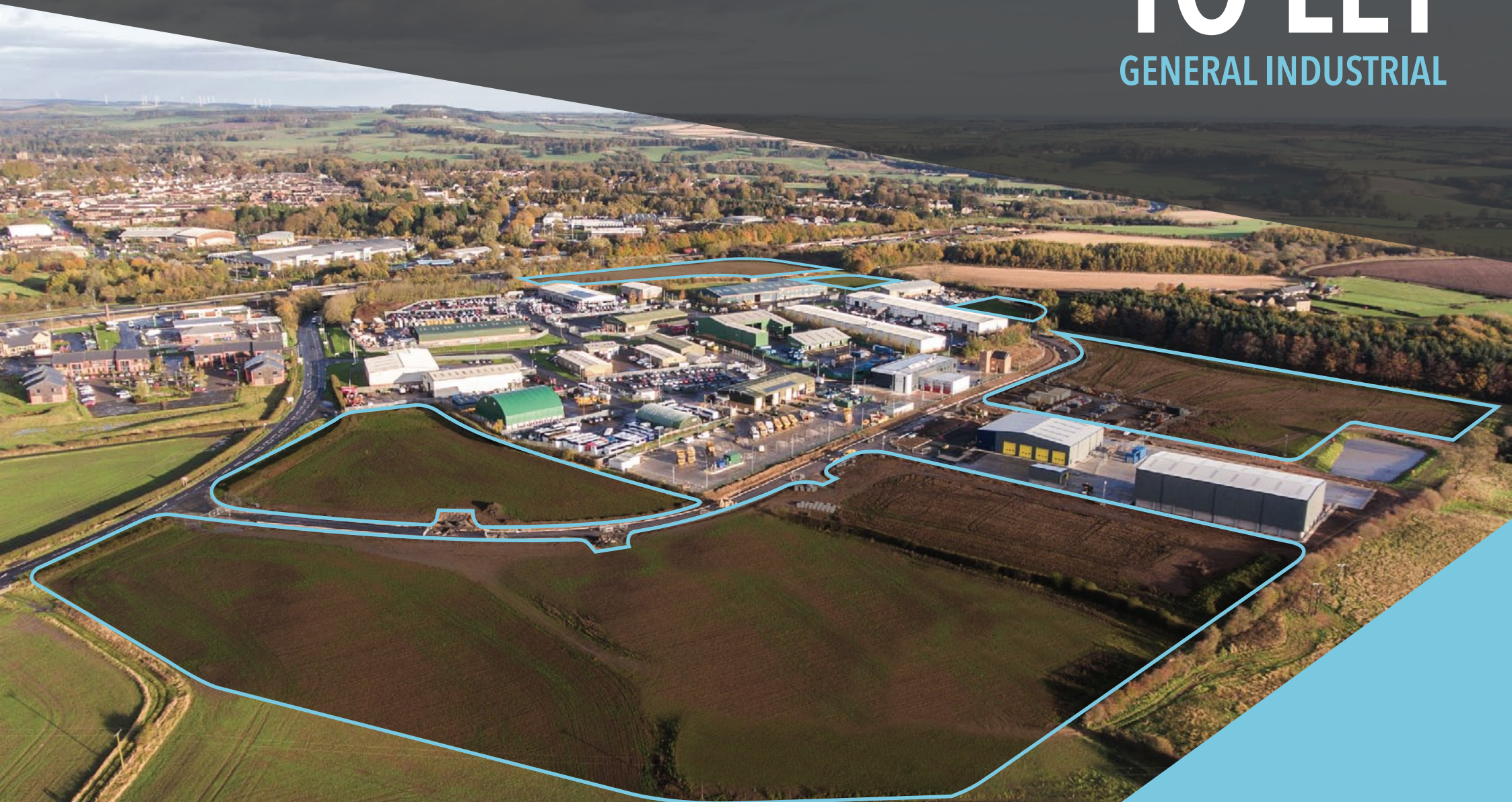


**LIONHEART ENTERPRISE PARK**

**TO LET**  
GENERAL INDUSTRIAL



**BESPOKE NEW BUILD UNITS TO SUIT A VARIETY OF USES**

Up to 100,000 sq ft (9,290 sq m)

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# TRACK RECORD

## NORTHUMBERLAND ESTATES

**Northumberland Estates** is one of the largest and most active developer landlords in the North East.

The in house Commercial Property team is experienced in delivering schemes of varying complexities from general industrial units to specialist facilities such as schools.

- ▶ **Northumberland Estate's UK commercial property portfolio currently comprises in excess of 400 properties over 100 individual sites.**
- ▶ **The current UK development pipeline is in excess of 1 million sq ft and is spread across a range of sectors.**
- ▶ **The wider portfolio includes assets in Germany, Switzerland and North America.**



**Highways England Depot** – Purpose built maintenance and gritting depot in Alnwick for Highways England



**Pets at Home** - 9,000 sq ft (836 sq m) out of town retail unit in Alnwick



**Axis 19** – Speculatively built 28,000 sq ft (2,601 sq m) industrial unit in North Tyneside



**Mole Country Stores** - Purpose built trade / retail unit



**Earlsway Trade Park** – Speculative 9 unit Trade Park Scheme on Team Valley Trading Estate



**Caxton Court** – 25,000 sq ft (2,323 sq m) speculatively built industrial unit in Watford

# MASTERPLAN

## LIONHEART ENTERPRISE PARK

Lionheart Enterprise Park was extended in 2017 from 32 acres to 56 acres with the capacity for a further 200,000 sq ft (18,581 sq m) of accommodation.

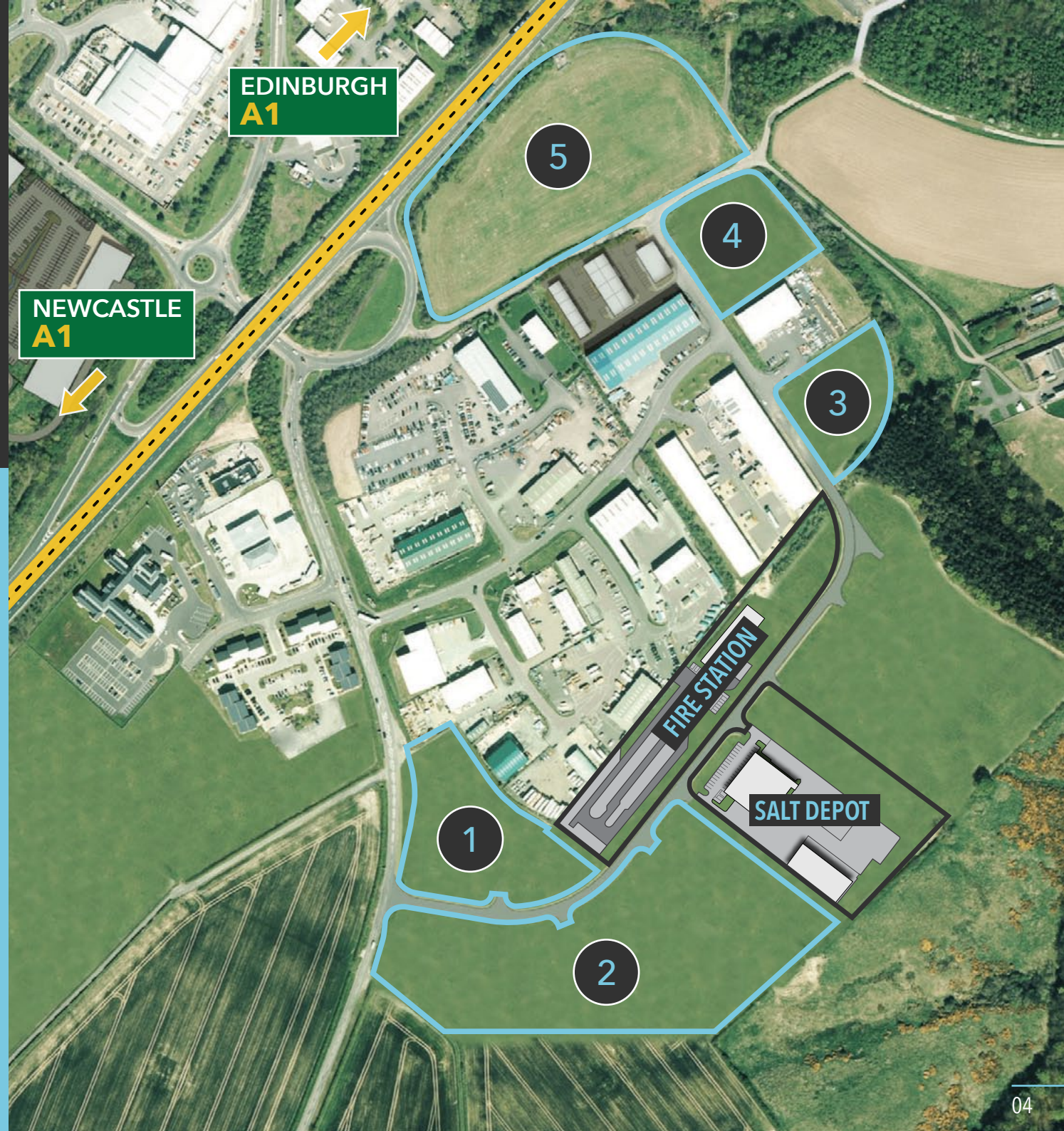
### Key:

There are a number of prominent sites available on the Lionheart Industrial Estate of varying sizes.

- ① 2.11 acre (0.85 ha) site with road frontage
- ② 9.5 acres (3.84 ha) site off the new access road
- ③ 1.5 acre (0.61 ha) site suitable for single detached unit and yard
- ④ 1.9 acre (0.77 ha) site suitable for single detached unit and yard
- ⑤ 6.5 acre (2.63 ha) site with A1 frontage

Units can be built to meet required size and specification criteria.

The sites identified are allocated for employment and are suitable for B1 (Light Industrial) B2 (General Industrial) and B8 (Storage & Distribution) uses.



HIGHWAYS  
ENGLAND DEPOT

1

2

Key:

- Units up to 5,000 sq ft
- Units from 5,000 to 15,000 sq ft
- Units from 15,000 to 31,000 sq ft



CAWLIDGE BUSINESS PARK

- |                                   |                           |                  |                 |
|-----------------------------------|---------------------------|------------------|-----------------|
| 1. PLUMB CENTRE                   | 7. JT DOVE                | 13. BP           | 19. CO-OP       |
| 2. HOWDENS                        | 8. SCREW FIX              | 14. COSTA        | 20. TOPPS TILES |
| 3. HIGHWAYS COMMUNITY             | 9. JOHN DEERE             | 15. MCDONALDS    | 21. JEWSON      |
| 4. ALNWICK COMMUNITY FIRE STATION | 10. ECLIPSE TRANSLATION   | 16. HOMEBASE     | 22. HARDY       |
| 5. HUTCHINSONS                    | 11. BLACKSHAW'S NISSAN    | 17. PETS AT HOME |                 |
| 6. MOLE COUNTY STORES             | 12. MKM BUILDERS MERCHANT | 18. SAINSBURY    |                 |

# OCCUPIERS

LIONHEART ENTERPRISE PARK

The Estate is already home to a number of national occupiers

There are an abundance of amenities close-by including a BP Petrol Filling Station, Spar, Costa, McDonald's, The Hog's Head Inn, Sainsbury and Co-op. Alnwick town centre is approximately 1.4 miles north-west.



# OCCUPIERS

LIONHEART ENTERPRISE PARK

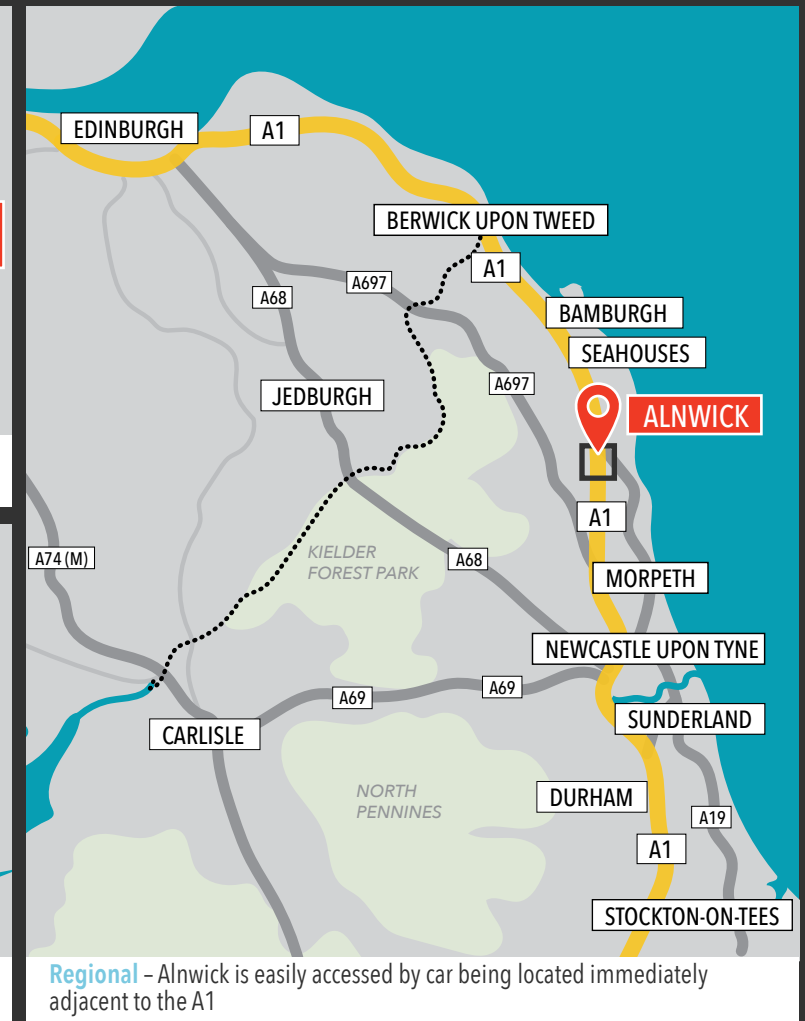
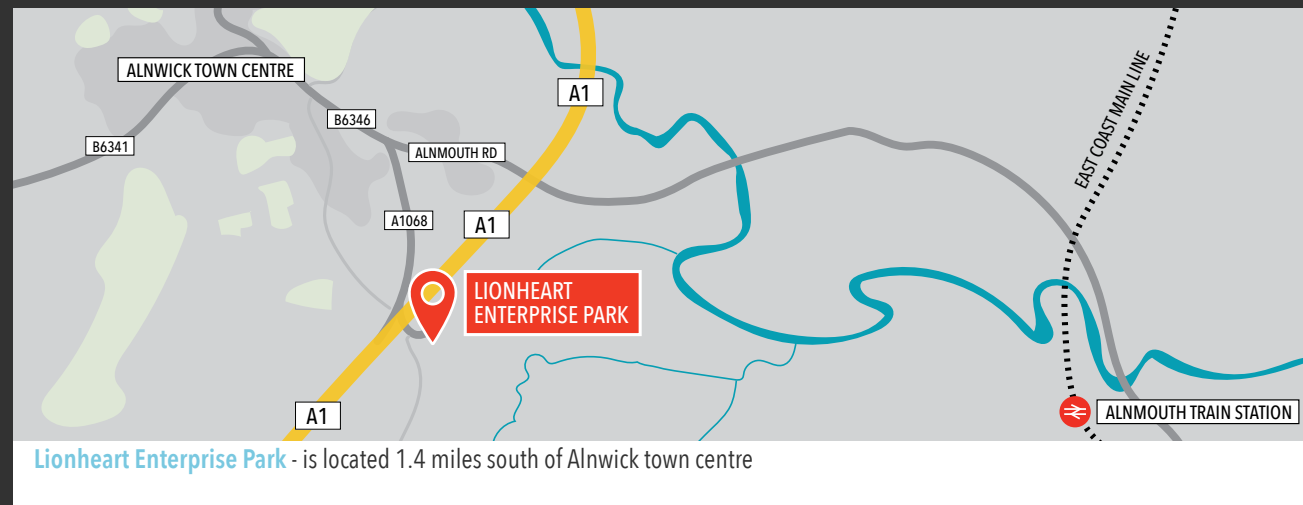
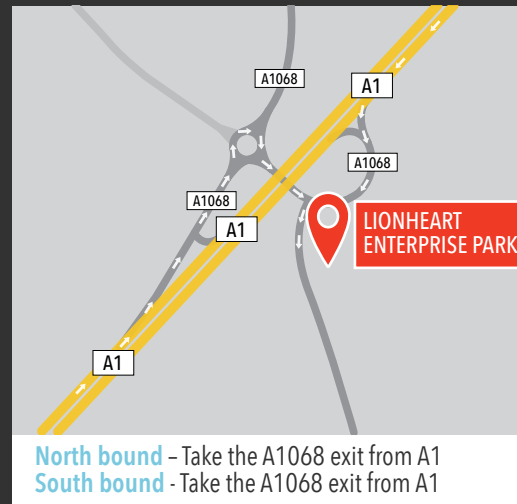
Lionheart Enterprise Park has established itself as a Trade Counter location with a number of national operators represented on the Park.



# LOCATION

## Distances and travel times

- ▶ Newcastle upon Tyne 35 miles - 43 min by car
- ▶ Morpeth 20 miles - 30min by car
- ▶ Berwick 30 miles - 40min by car
- ▶ Alnmouth Train Station 4 miles
- ▶ Edinburgh 87 miles - 1h 49min by car



**MIS REP:** HTA Real Estate and Northumberland Estates on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by HTA Real Estate and Northumberland Estates has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is December 2017.

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