

CAWLEDGE PARK

TO LET

SERVICES, LEISURE,
RETAIL & OFFICE

BESPOKE NEW BUILD OPPORTUNITIES TO SUIT A VARIETY OF USES

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

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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.



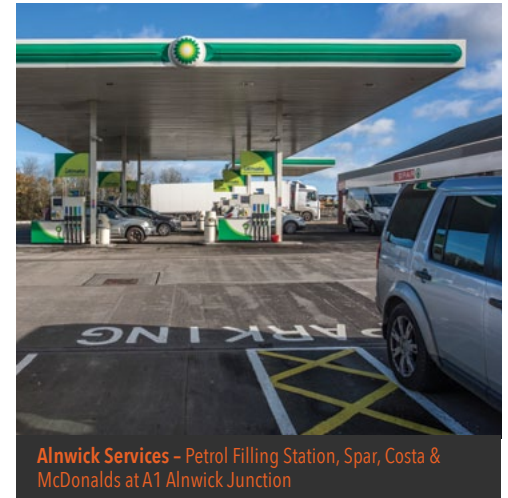
Quorum Retail – Retail parade on major North Tyneside Business Park



Toby Carvery – Stand Alone roadside restaurant in North Tyneside



The Hog's Head – 53 bed hotel adjacent to the A1 in Alnwick



Alnwick Services – Petrol Filling Station, Spar, Costa & McDonalds at A1 Alnwick Junction



Whitley Road Retail Park – New drive-thru restaurant and coffee shop in North Tyneside

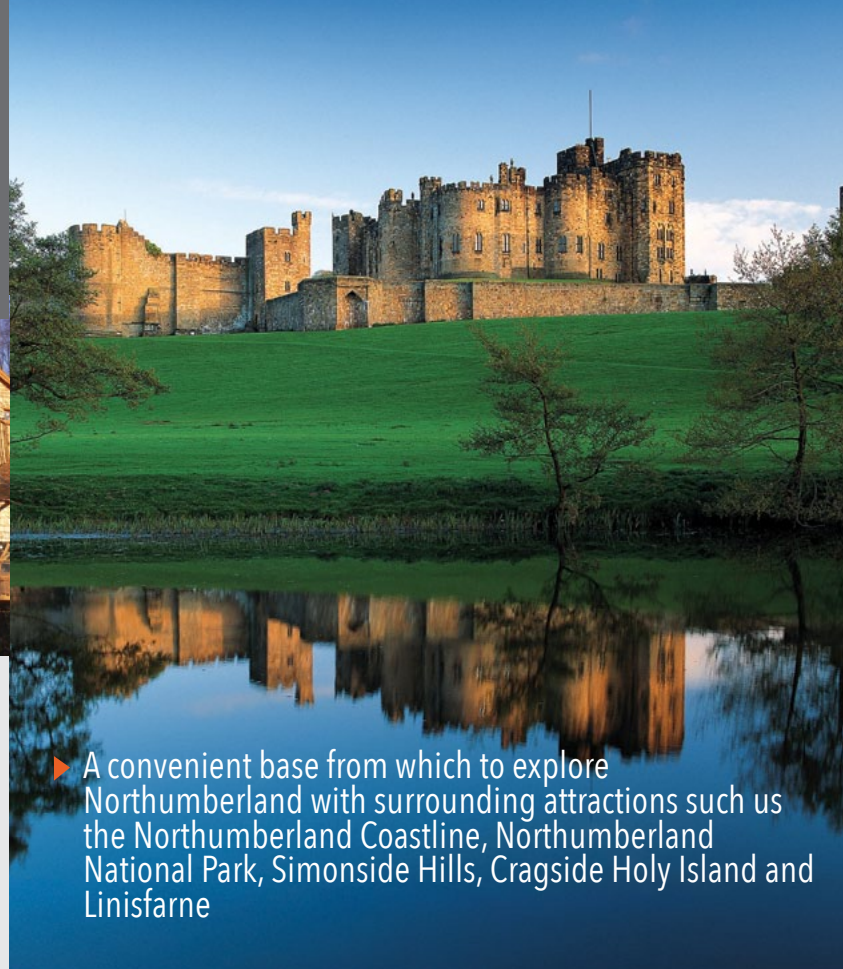


Wynyard Hotel Development – Wynyard Business Park, Stockton On Tees



340,000+

▶ annual visitors to the Alnwick castle



SERVICES, LEISURE, RETAIL & OFFICE

600,000+

▶ annual visitors to the Alnwick Gardens

▶ A convenient base from which to explore Northumberland with surrounding attractions such as the Northumberland Coastline, Northumberland National Park, Simonside Hills, Cragside Holy Island and Linisfarne



10,500+

▶ motor vehicles passing on the A1 per day



▶ Other local attractions in the Town include Hulne Park, Barter Books, Bailiffgate Museum, Willowburn Sports and Leisure Centre & Alnwick Playhouse



MASTERPLAN

- 1
- 2
- 3
- 4
- 5
- 6

EDINBURGH
A1

NEWCASTLE
A1

- 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

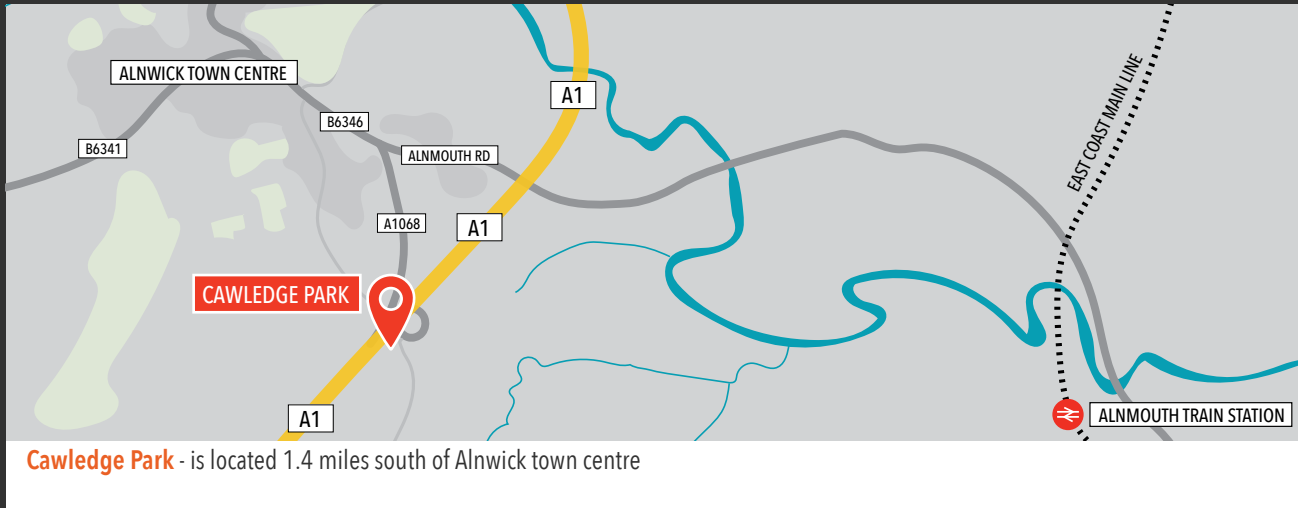
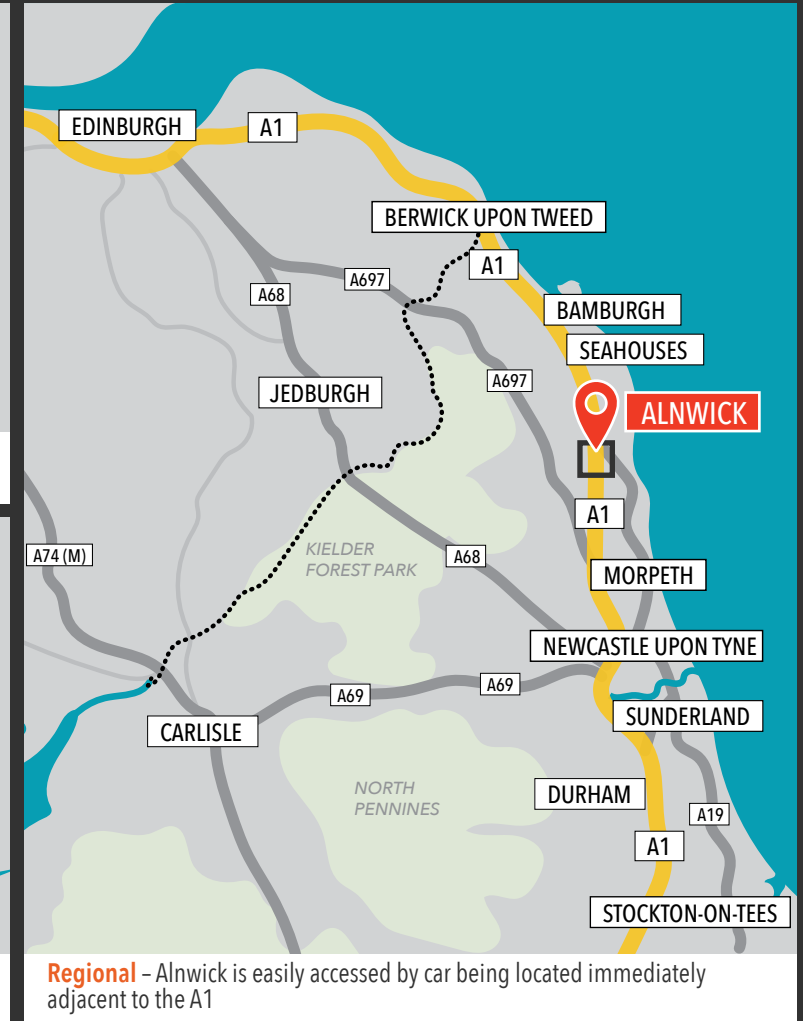
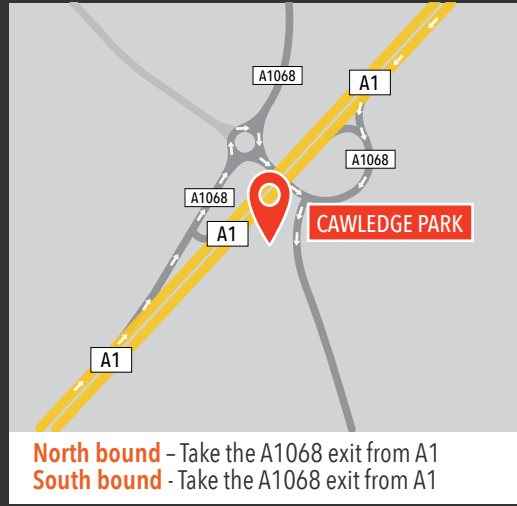
Phase 1 of Cawledge Park is approximately 3.5ha (8.6 acres) and includes The Hog's Head Inn, McDonalds restaurant, BP petrol filling station with Costa and Spar and Cawledge Office Park.

The remaining development site is approximately 7.1ha (17.5 acres) and is highly visible from the A1. The site is suitable for a variety of uses including services, leisure, retail and office.

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 - 10 min by car
- ▶ Edinburgh 87 miles - 1h 49min by car



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CONTACT



Michael O'Driscoll

Direct: 0191 691 2299
Email: Michael.ODriscoll@northumberlandestates.co.uk
Web: www.northumberlandestates.co.uk