



AIRVIEW PARK

Newcastle International Airport

A
**FIRST
CLASS**
BUSINESS
DESTINATION

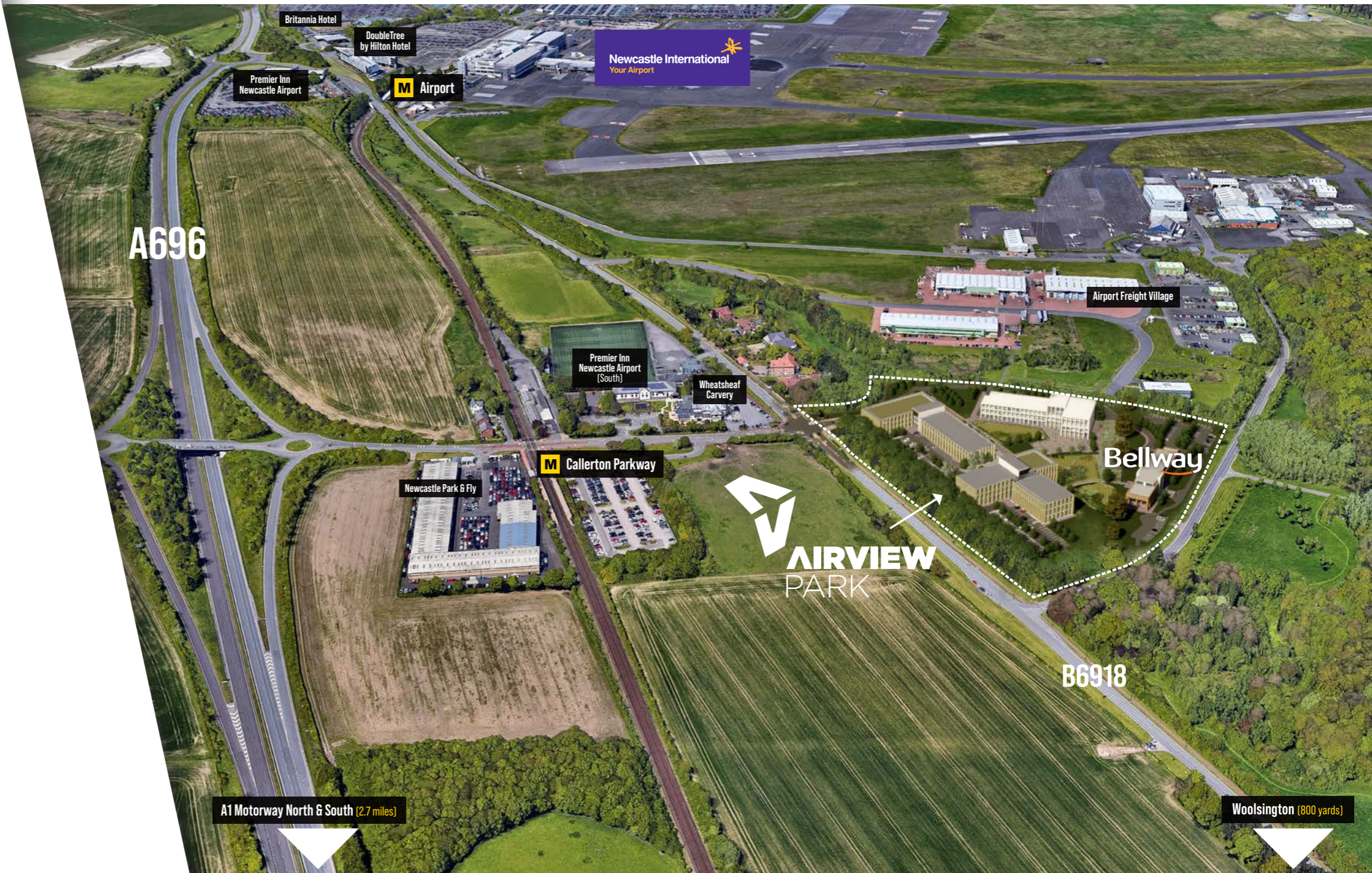
Anchored by
Bellway



**AIRVIEW
PARK** Newcastle
International
Airport

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**175,000 SQ FT OF
OFFICE ACCOMMODATION**



A696

A1 Motorway North & South (2.7 miles)

B6918

Woolston (800 yards)

Britannia Hotel

DoubleTree
by Hilton Hotel

Premier Inn
Newcastle Airport

M Airport

Newcastle International
Your Airport

Premier Inn
Newcastle Airport
(South)

Wheatshaf
Carvery

M Callerton Parkway

Newcastle Park & Fly

Airport Freight Village

Bellway

**AIRVIEW
PARK**

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THE PARK

Set to be one of the region's most strategically important developments and providing exceptional connectivity to the North East, Scotland and further afield, AirView Park is located only six miles from Newcastle city centre and on the edge of rural Northumberland.

The Park will offer 175,000 sq ft of bespoke offices, tailor-made to suit businesses wanting to relocate to more cost effective 'out of town' premises.

Adjacent to Newcastle International Airport, the development offers local, national and global links. The A1 to Scotland and the South is only a few minutes' drive away so occupiers have the best of both worlds – spectacular countryside, stress free parking and a **first class business destination**.



Image for indicative purposes only

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AirView Park benefits from **Enterprise Zone** status, and is a great place to do business, especially for both new and expanding firms. Enterprise Zones provide tax breaks and Government support that encourage growth opportunities in trade and innovation.

One of the largest UK house builders, **Bellway** has already chosen to relocate their headquarters to AirView Park. The energy-efficient building will include conference rooms, high-end training facilities and a large office space.

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THE MASTERPLAN



Key benefits of AirView Park

- Up to 175,000 sq ft of Grade A office accommodation
- Opportunity for businesses to influence the design of the office build to meet with their specific needs
- Flexible floor plates
- Social spaces
- Communal parkland setting
- Dedicated car parking
- Benefits from Enterprise Zone status
- Potential employment for over 2,000 people
- Close to mixed affordable housing
- Quality range of leisure amenities in Northumberland National Park and nearby Newcastle city centre
- Provides unrivalled transport links
- Only two minutes drive to Newcastle International Airport

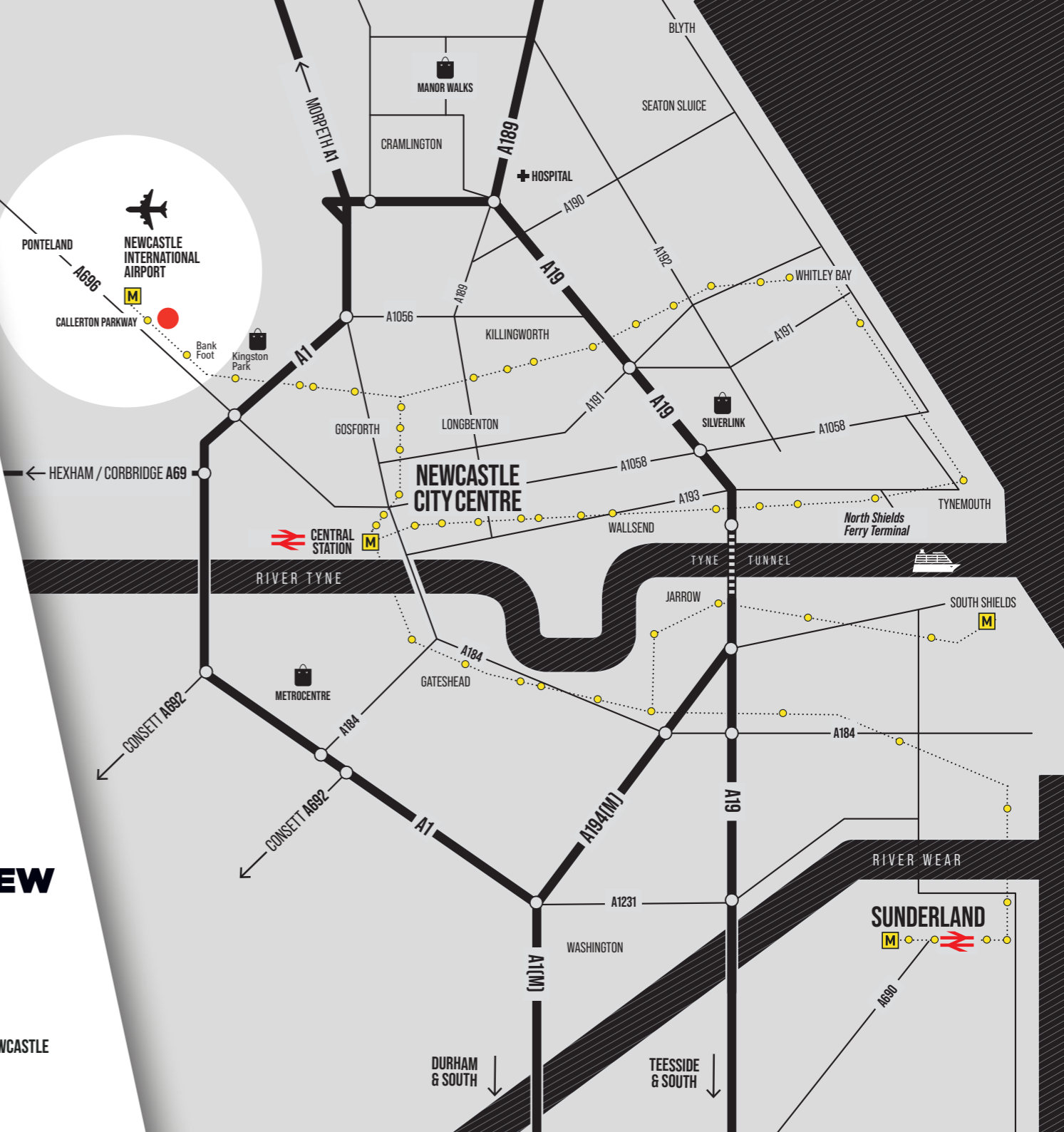
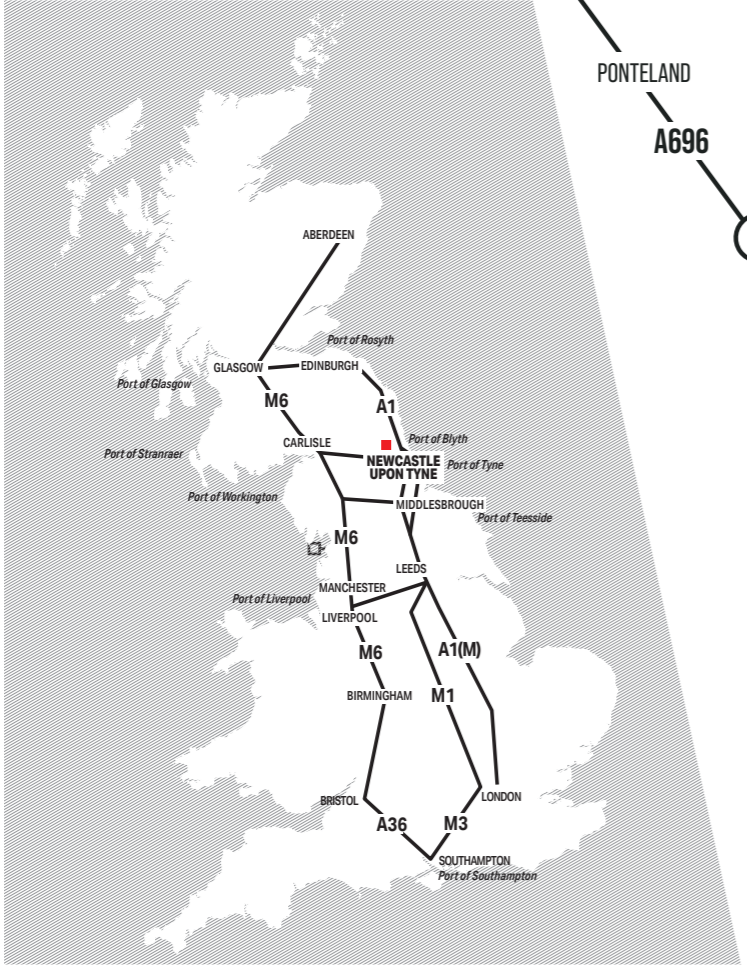


Indicative site layout

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LOCATION

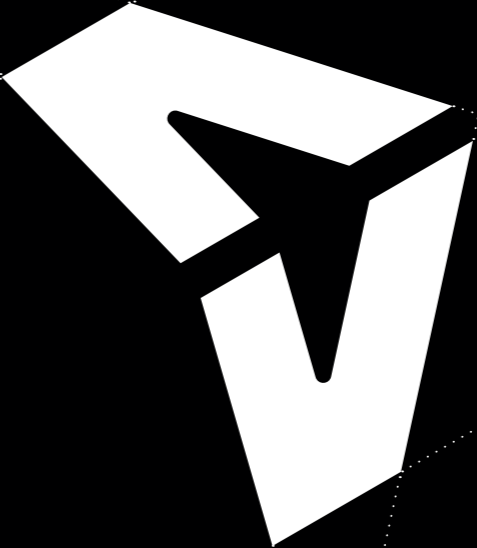
SAT NAV
NE13 8BS



AIRVIEW PARK
Newcastle International Airport

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CONNECTIVITY



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CONNECTIVITY BY METRO

Tyne and Wear Metro is a light rail system with 60 stations serving Newcastle, Gateshead, Sunderland, North Tyneside and South Tyneside.

AirView Park is only a two minute walk from Callerton Parkway Metro station. Newcastle International Airport is one stop from Callerton Parkway with trains going direct to the terminal building.

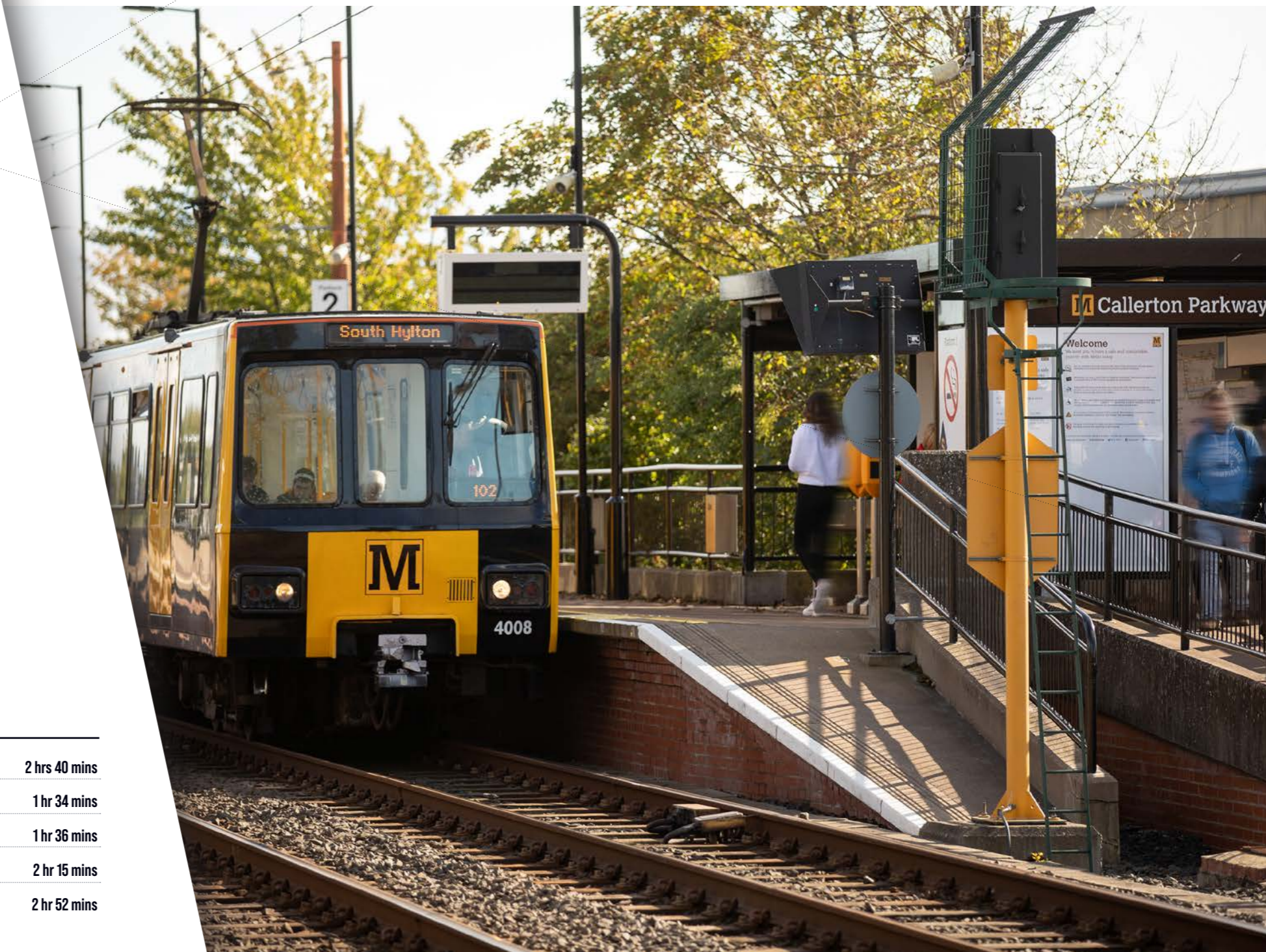
Callerton Parkway offers direct metro links to Newcastle Central Station linking Northern and East Coast rail services with central London, Birmingham and Manchester.

TRAVEL TIMES - METRO

Newcastle International Airport	4 mins
Kingston Park (Retail Hub - Next / Tesco / PC World / M&S / Boots)	4 mins
Newcastle upon Tyne City Centre (Haymarket / Monument / Central Station)	23 mins
Sunderland	55 mins

TRAVEL TIMES - RAIL

London	2 hrs 40 mins
Edinburgh	1 hr 34 mins
Leeds	1 hr 36 mins
Manchester	2 hr 15 mins
Birmingham	2 hr 52 mins



CONNECTIVITY BY ROAD

AirView Park is located at the heart of the regions main road network.

The main A1 road link to Scotland and the south is only a **five minute drive** (2.7miles) and is accessed via the A696. The A1 provides the main route to Edinburgh which is only two hours' drive, but heading southwards, access is also available via the A19 corridor which links to Sunderland, Tees Valley and York.

3.5 miles west is the A69, the gateway to Cumbria and the M6 motorway, linking to Western Scotland and Western England.

TRAVEL TIMES

Newcastle International Airport	2 mins
Kingston Park <small>(Retail Hub - Next / Tesco / PC World / M&S / Boots)</small>	4 mins
A1 Motorway North and South	5 mins
Newcastle upon Tyne City Centre	13 mins
Sunderland	40 mins
Durham	30 mins
Carlisle	1 hr
Leeds	2 hrs
Manchester	2 hrs 46 mins



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CONNECTIVITY NEWCASTLE INTERNATIONAL AIRPORT



Newcastle International Airport is located one mile from AirView Park and is an extremely accessible regional airport with worldwide connections including destinations to the Middle East, Asia and Europe with average journey times of 60 minutes to most of the main UK cities.

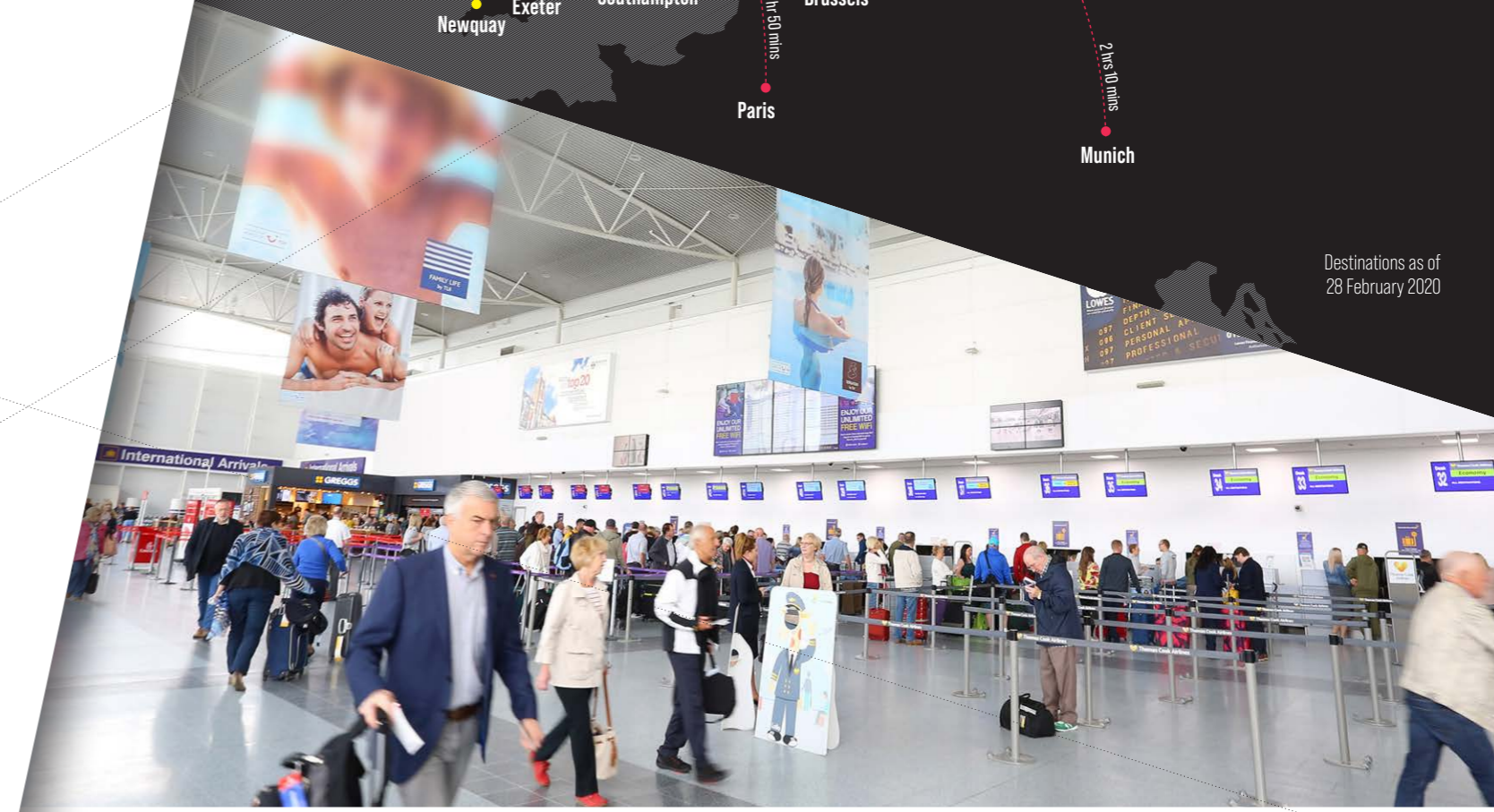
For more information on all destinations from Newcastle International Airport please visit www.newcastleairport.com

TOP TEN BUSINESS DESTINATIONS



KEY
 - - - UK Domestic Destinations
 - - - International Destinations

Destinations as of 28 February 2020



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“ AirView Park will generate new jobs and significant economic benefits for the North East, creating more international trade opportunities for the region. Its location is second to none, on Airport land just a few minutes from the terminal building. The Airport is fully behind this project and will continue to deliver new air routes to support the businesses that decide to locate to this exceptional site. We look forward to welcoming them to AirView Park at Newcastle International Airport! ”

Nick Jones

Chief Executive at
Newcastle International Airport

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QUAYSIDE



ROYAL VICTORIA INFIRMARY

NORTHUMBRIA UNIVERSITY

THE ANGEL OF THE NORTH

NEWCASTLE UNIVERSITY



THE CATALYST
Newcastle Helix



INTU ELDON SQUARE
Shopping Centre



GREY STREET



CENTRE FOR LIFE

NEWCASTLE UPON TYNE

The ground-breaking inventions of Newcastle's industrial past paved the way for newly established credentials: home to one of the UK's fastest growing tech and digital hubs, an emerging European hub for professional business services, a leading location for the offshore sector and a city at the forefront of global innovation in life sciences.

Newcastle is easy to get to and exceptionally easy to get around. The city is compact and well-connected, with worldwide connections to global markets and an accessible and welcoming business network.



“ Newcastle offers a great environment for people to work and visit where businesses can thrive. Situated within one of our Enterprise Zones, AirView Park forms part of our ambitious strategic vision to make Newcastle a leading European city, providing ways for the city to develop, expand and attract new business trade, investment and visitors.

Increasingly we are looking internationally to foster worldwide links for Newcastle and the North East for trade, education and cultural opportunities to further cement our position in the premier league of European regional capital cities. ”

Ged Bell

Cabinet Member for Employment and Culture,
Newcastle City Council



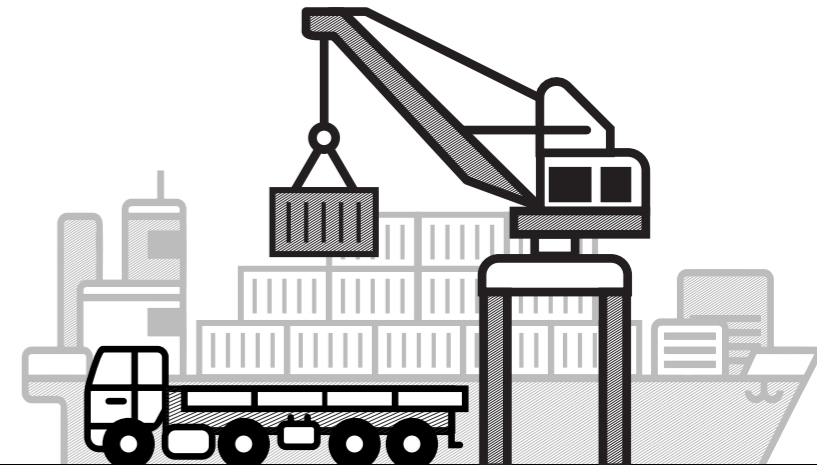
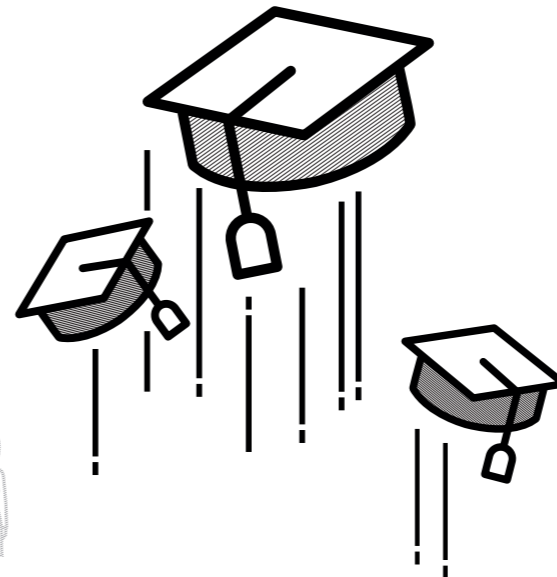
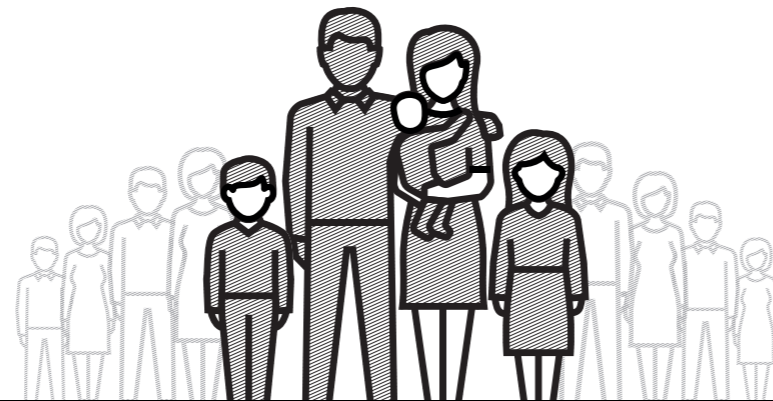
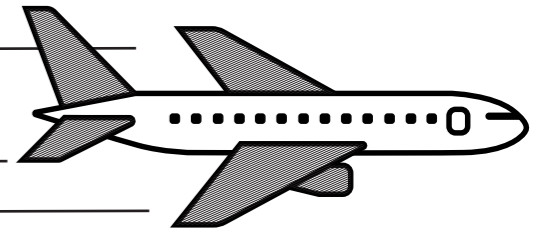
THE NORTH EAST

North East England is one of the UK's fastest growing economies with a highly skilled workforce and superb connections to global markets. The region benefits from a large talent pool of employees and entrepreneurs specialising in sectors such as advanced manufacturing, life sciences, digital, energy and business services. With a substantial level of investment planned across the region, the North East's economy is projected to continue to grow.



NORTH EAST KEY FACTS

5 MILLION PASSENGERS TRAVEL THROUGH NEWCASTLE INTERNATIONAL AIRPORT EVERY YEAR



NEWCASTLE IS ONE OF THE
FASTEST GROWING CITIES IN THE UK

(PWC Good Growth for Cities Index, 2018)

NORTH EAST POPULATION
OF **2.65 MILLION** WITHIN A
60 MINUTE DRIVE TIME.

AROUND **1.7 MILLION** OF
WORKING AGE POPULATION

(Invest Newcastle, 2019)

THE NORTH EAST HAS THE HIGHEST
UNIVERSITY PROVISION PER
CAPITA WITH **TWO RUSSELL GROUP**
UNIVERSITIES AND **THREE LAW**
SCHOOLS, WITH A REGIONAL STUDENT
POPULATION OF OVER **100,000**

(Invest Newcastle, 2019)

BUSINESSES IN THE
NORTH EAST EXPORTED **£13.2 BILLION**
OF GOODS IN 2018

(Regional Trade Statistics, 2019)



Bellway



5 STAR HOME BUILDER
CUSTOMER SATISFACTION
HBF
2019
HOME BUILDERS FEDERATION



Bellway

The North East-based housing developer Bellway plc is the first business to make its headquarters at AirView Park.

Bellway has commissioned the new energy efficient building on AirView Park which includes conference rooms and high end training facilities.

“ AirView Business Park is the ideal location for Bellway’s new UK head office. Its proximity to the airport, A1 and Newcastle Central Station will enable us to stay connected with Bellway’s 22 divisions across England, Scotland and Wales. We are thrilled to be the first tenants at the new site which will support the wider North East economy. Our new UK HQ facilities will benefit staff based at head office as well as those working in our divisional offices across the UK. ”

Jason Honeyman

Chief Executive of Bellway Plc



Specification

- Phase 1 offices pre-let to Bellway for Headquarters
- Completion due in Summer 2020
- Employing over 100 staff
- Commissioned by Bellway and includes training, conferencing and office spaces
- Energy efficient building
- Size - approx 25,000 sq ft



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Newcastle International
Your Airport

A development by
TYNEXE
COMMERCIAL

North East
Local Enterprise Partnership

North East
Enterprise Zones

FOR MORE INFORMATION

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