



ASHWOOD BUSINESS PARK

Northumberland
NE63 0XF

**OFFICE & INDUSTRIAL FACILITIES
FOR ADVANCED MANUFACTURING,
PROCESS & ENGINEERING ACTIVITIES**



EDINBURGH
A1
NORTH

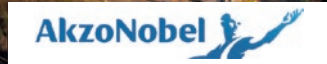
Birchwood Ind Est
An Advance Northumberland owned industrial estate located within the site, comprising approximately 40,000 sq. ft of commercial space and fully let.

A189

A189

BERNICIA HOMES
Headquarters for a business that provides more than 8000 homes throughout the North East of England, with almost 6,000 located in South East Northumberland, and over 2000 within the Tyne and Wear conurbation.

NEWCASTLE
A1 / A19
South



A hi-tech paint processing facility which cost more than £100m, the largest, sustainable production plants of its type in Europe.

The Site

Ashwood Business Park is a 62 acre development site, strategically located in South East Northumberland with excellent connectivity including direct access to the A1 (M) and A19 via the A189 arterial road, with easy access to the Port of Blyth and Newcastle International Airport.

Ashwood Business Park has Enterprise Zone status meaning that businesses can benefit from 100% Enhanced Capital Allowances on investment made in plant and machinery.



The vision for Ashwood Business Park includes investment opportunities, a roadside Petrol Filling Station and associated food and amenity outlets.



Indicative Masterplan, Bespoke Design & Build Options

An indicative masterplan has been produced to demonstrate the variety of industrial units that can be developed. However, we are flexible on the type of deal that might be right for you. We offer a range of tenure options from a freehold sale to a bespoke, turnkey solution on a short term lease. We can work with you to support your requirements through our in-house development team delivering a timely and smooth process.

Plots available from 10,000 to 500,000 sq ft

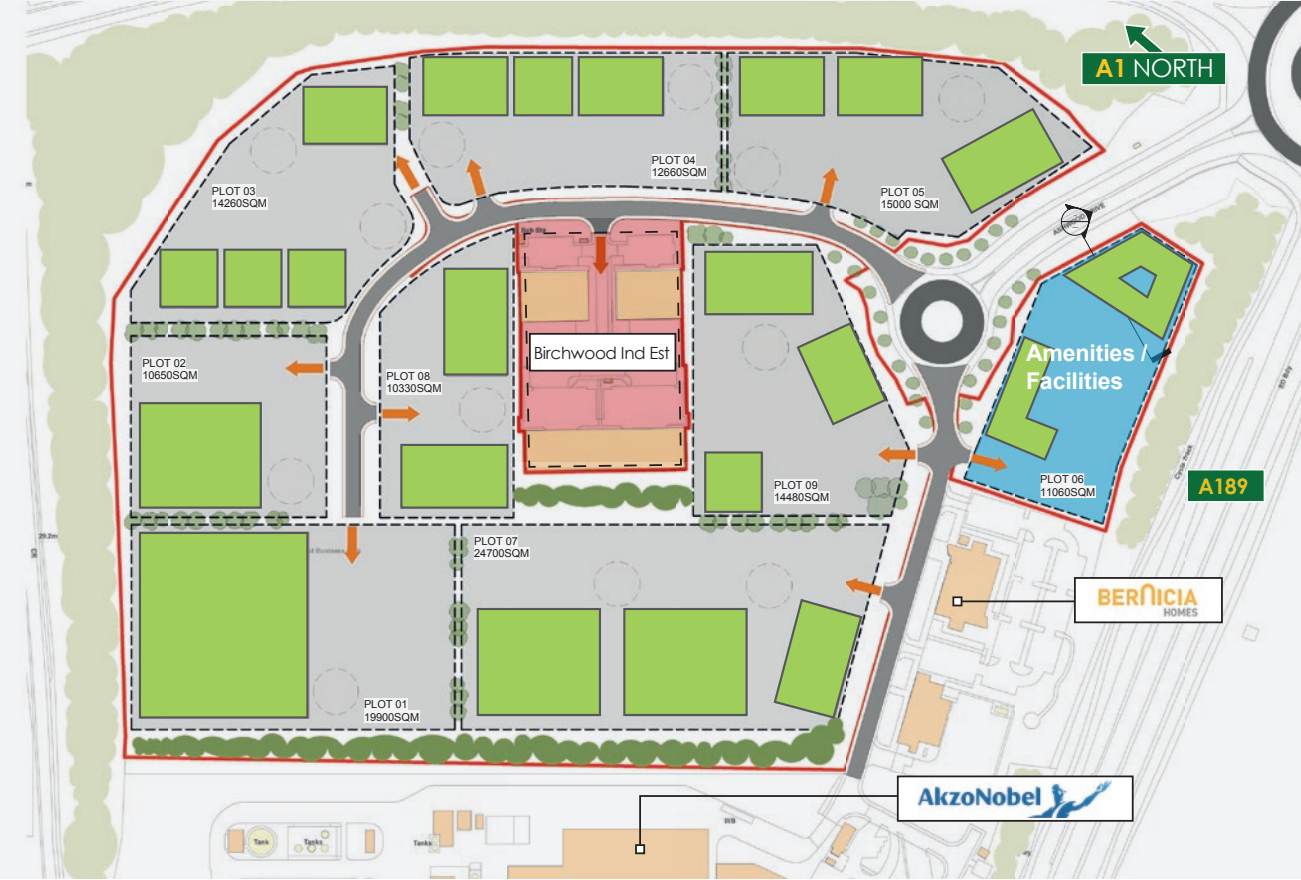


Photo - Akzo Nobel, Ashwood Business Park



Photo - Akzo Nobel, Ashwood Business Park



Photo - Ashwood Business Park

Site Attributes & Location



The site is one of the largest in Northumberland offering large floor plates and bespoke plots to suit your requirements.

Offers easy transport links with access to the A1 and A19 roads, the nearby Port of Blyth and Newcastle International Airport.

Our team can help your development proposals tailored to your operational needs.



Demographics:

Access to:

- A working population of 500,000 within a 30 minute drive time of Ashwood Business Park.
- 190,000 strong skilled and loyal manufacturing workforce.
- 63,000 specialist workers in the manufacturing sector.
- Future workforce of 51,000 STEM students across the regions 5 universities.

Lower than average labour costs:



Northumberland - £21,396

North East - £21,896

UK - £24,006

Connectivity:



By road – easy access to the A1 (M) and A19 via the A189 arterial road.



By Air – around 20 minutes' drive time to Newcastle International Airport offering direct flights to London (Heathrow and Gatwick), Aberdeen, Dubai, Amsterdam, Paris and other destinations across Europe.



By sea – around 10 minutes' drive time to the deep water Port of Blyth offering access to a range of services including storage and heavy lifting.



Specialist Business Support

Advance Northumberland is the regeneration, physical delivery and business support vehicle delivering physical regeneration throughout Northumberland on behalf of Northumberland County Council. We have a portfolio of assets and land worth £250m. Not only can we help you to secure the best site for your investment, we are here to make the very most of the other outstanding benefits that Northumberland has to offer. Our highly experienced team provides a single point of contact for business support enquiries and will design bespoke support packages that include:

- *Access to finance.*
- *Training and recruitment advice.*
- *Supply chain connections.*
- *Introductions to external support programmes.*
- *Introductions to the wider North East business network.*



Photo - Manufacturing in Northumberland



Photo - Manufacturing in Northumberland

Photo - Blyth Workspace





Photo - Northumberland coastline

Discover Northumberland

In a recent survey of best places to live in England and Wales, Northumberland ranked highly for its affordable house prices, low crime rate, good schools, shops and commutability. It is home to Northumberland National Park and a truly magnificent coastline.

If you are looking to relocate your business to Ashwood Business Park and need some support and advice concerning housing and schools, we can support you in that process as well as show you the affordable and fantastic quality of life that Northumberland has to offer.



Photo - Alnwick Gardens



Photo - Warkworth



Photo - Holy Island

Invest in Ashwood, Invest in Success

Join other advanced manufacturing organisations including AkzoNobel, who have chosen Ashwood Business Park as their preferred location in which to grow their business.

Who better to tell you about the benefits of being in such a location other than the companies themselves:

Ashwood Business Park has provided AkzoNobel with an ideal location for transport links, being located off a major trunk road and near both an international airport and port. Capacity to expand was designed into the site and our location allows us room to grow, with easily accessible local facilities, access to a reliable skilled workforce and a welcoming community'.

Jeff Hope, Head of Manufacturing at AkzoNobel Ashington



Photo - Akzo Nobel Paint Plant, Ashington

Contact us on:



Tel: 01670 528 400

Email: invest@advancenorthumberland.co.uk

Visit: www.advancenorthumberland.co.uk



Working on behalf of



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