



Where  
Innovation

Meets  
Industry

New Build  
■  
Industrial Units  
■  
Washington

# The North East's biggest speculative industrial development

Hillthorn Business Park is committed to delivering 582,000 sq ft of the highest quality industrial buildings in a prime Washington location.

- 582,000 sq ft in two phases
- 11 high specification units
- From 21,550 sq ft – 124,250 sq ft
- Phase 1 comprising 7 units
- Planning – E(g), B2 or B8 warehousing use
- Phase 1 under construction
- Delivery Autumn 2022
- Prime Washington location
- Excellent access to the A19 and A1(M)
- Close to Nissan, IAMP and the new Envision AESC Gigafactory
- Multiple east coast port options



## Schedule of Units

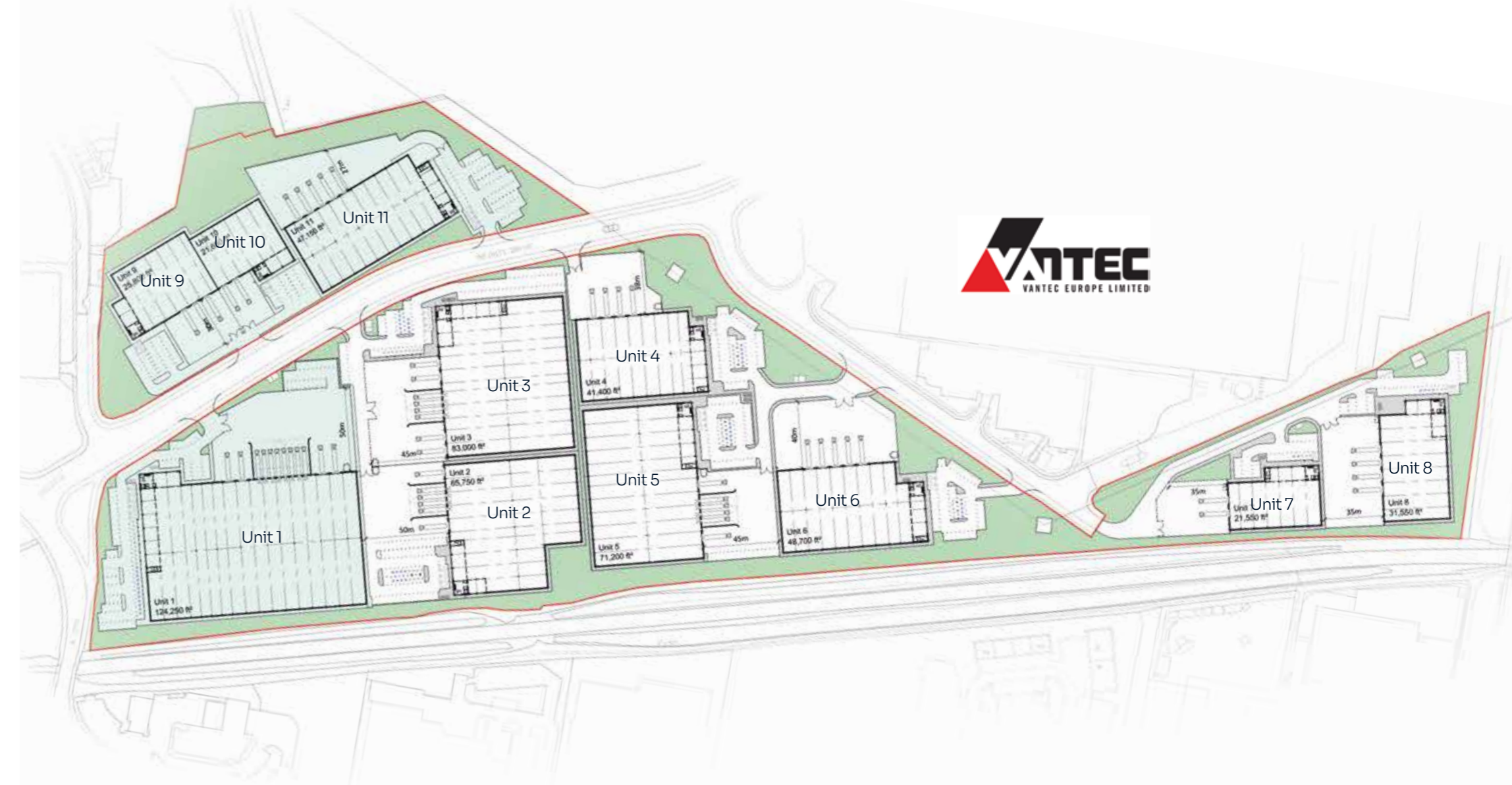
Phase 1 - Available November 2022

Unit	Size (Sq Ft)			Min. Eaves Height	Yard Depth	Parking Spaces	Power (kVA)
	Warehouse	Office	Total GIA				
2	58,950	6,800	65,750	12m	50m	72	550
3	73,400	9,600	83,000	12m	45m	89	550
4	38,100	3,300	41,400	10m	38m	55	218
5	68,400	6,400	71,200	12m	45m	71	550
6	42,700	6,000	48,700	10m	40m	50	276
7	18,800	2,750	21,550	8m	35m	25	139
8	28,400	3,150	31,550	8m	35m	43	173
			<b>363,150</b>				

Phase 2 - Availability date to be confirmed

Unit	Size (Sq Ft)			Min. Eaves Height	Yard Depth	Parking Spaces	Power (kVA)
	Warehouse	Office	Total GIA				
1	111,850	12,400	124,250	15m	50m	117	550
9	23,650	2,150	25,800	10m	30m	27	TBC
10	19,500	2,150	21,650	10m	30m	20	TBC
11	43,950	3,200	47,150	10m	35m	60	TBC
			<b>218,850</b>				

## Outline Plan



# Unit Specification

- 1 loading door per 10,000 sq ft
- Dock level loading doors on units over 50,000 sq ft
- Large secure service yards up to 50m
- Ample car parking
- Roof mounted PV panels 🌿
- LED warehouse lighting 🌿
- Air source heat pumps 🌿
- Low Flow sanitary appliances 🌿
- EV charge points 🌿

Image for illustration purposes only



# Strategically Located



Pentland

Hillary's

Screwfix

Magna

Envision AESC

Amazon

IAMP

Adient

Vantec

Nissan

A19

Sunderland

Asda

Fowler Welch Cool Chain

A1231

Asda

## Strategically Located

Hillthorn Business Park is accessed off the recently upgraded A1290 which connects to the A1231 via Spire Road. The A1231 Washington Highway is the main east west link between the A1(M) and the A19.

Sat Nav location: NE37 3HQ.

Washington is home to many of the region's biggest manufacturing and distribution occupiers due to its strategic location and ease of access to the national motorway network.

- A1231 - 0.7 miles
- A19 - 1.7 miles
- A1(M) - 4 miles
- Nissan - 1 mile
- Sunderland - 6 miles
- Newcastle upon Tyne - 7 miles
- Port of Tyne - 6 miles
- Port of Sunderland - 7 miles
- Teesport - 38 miles



## Sustainability

At Hillthorn Business Park, the development as a whole is targeting 'Excellent' by the environmental benchmark 'BREEAM' 2018.

The roof areas will be fitted with photovoltaic panels which will capture solar energy and convert it into electricity, generating energy that will allow the building users to reduce their energy costs and achieve Net Zero Carbon for each of the buildings. Each Building will achieve an EPC rating of A+(Zero) or better.

Along with photovoltaic panels being installed across the Park each building is being provided with high efficiency LED lighting throughout the warehouse areas and the offices. The office areas within each building are fitted with high efficiency heat pump air conditioning and heat recovery ventilation units providing filtered fresh air throughout that has recovered heat from the air being rejected from each space.

'Low Flow' sanitary appliances are being utilised throughout in order to minimise water consumption and Electronic Vehicle charging points are being installed across the estate to encourage occupiers to use electronic vehicles.





Hillthorn  
Business  
Park

**Enquiries:**

**HTA Real Estate**

**Russell Taylor**

Office: 0191 245 1234  
Mobile: 07710 735 566  
russell@htare.co.uk

**Nick Atkinson**

Office: 0191 245 1234  
Mobile: 07950 319 060  
nick@htare.co.uk

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



AVISON  
YOUNG

0191 261 2321  
[avisonyoung.co.uk](http://avisonyoung.co.uk)

**Avison Young**

**Danny Cramman**

Office: 0191 269 0068  
Mobile: 07796 993 750  
danny.cramman@avisonyoung.com

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

Supported by Sunderland City Council  
Lead investor Legal & General

[www.hillthornbusinesspark.com](http://www.hillthornbusinesspark.com)