

FORK PARK

J59 A1(M)

OUTLINE PLANNING FOR LOGISTICS,
MANUFACTURING, TRADE & ROADSIDE
BUILD TO SUIT UNITS 5,000 - 1,000,000 SQ FT
TO LET / FOR SALE

J59 A1(M)
NEWTON AYCLIFFE
COUNTY DURHAM
DL1 3NL

FORTHENORTHEAST.COM

FOR THE MOVERS

AND THE MAKERS

POTENTIAL
FOR RAIL
CONNECTED
BUILDING

HEIGHINGTON

NORTHERN LINE

**£13 MILLION
INFRASTRUCTURE
WORKS
NOW COMPLETE**

The site is fully serviced with a new signalised traffic junction and a 24MW sub station.

Major nearby occupiers include:



CATERPILLAR

amazon

Gestamp

Argos



The **co-operative**



HITACHI
Inspire the Next

Husqvarna

3M



KFC

GREGGS

eG
EuroGarages



JET



Holiday Inn

J59

A1 (M)

◀ **LEEDS**

NEWCASTLE ▶



NORTHERN RAILWAY

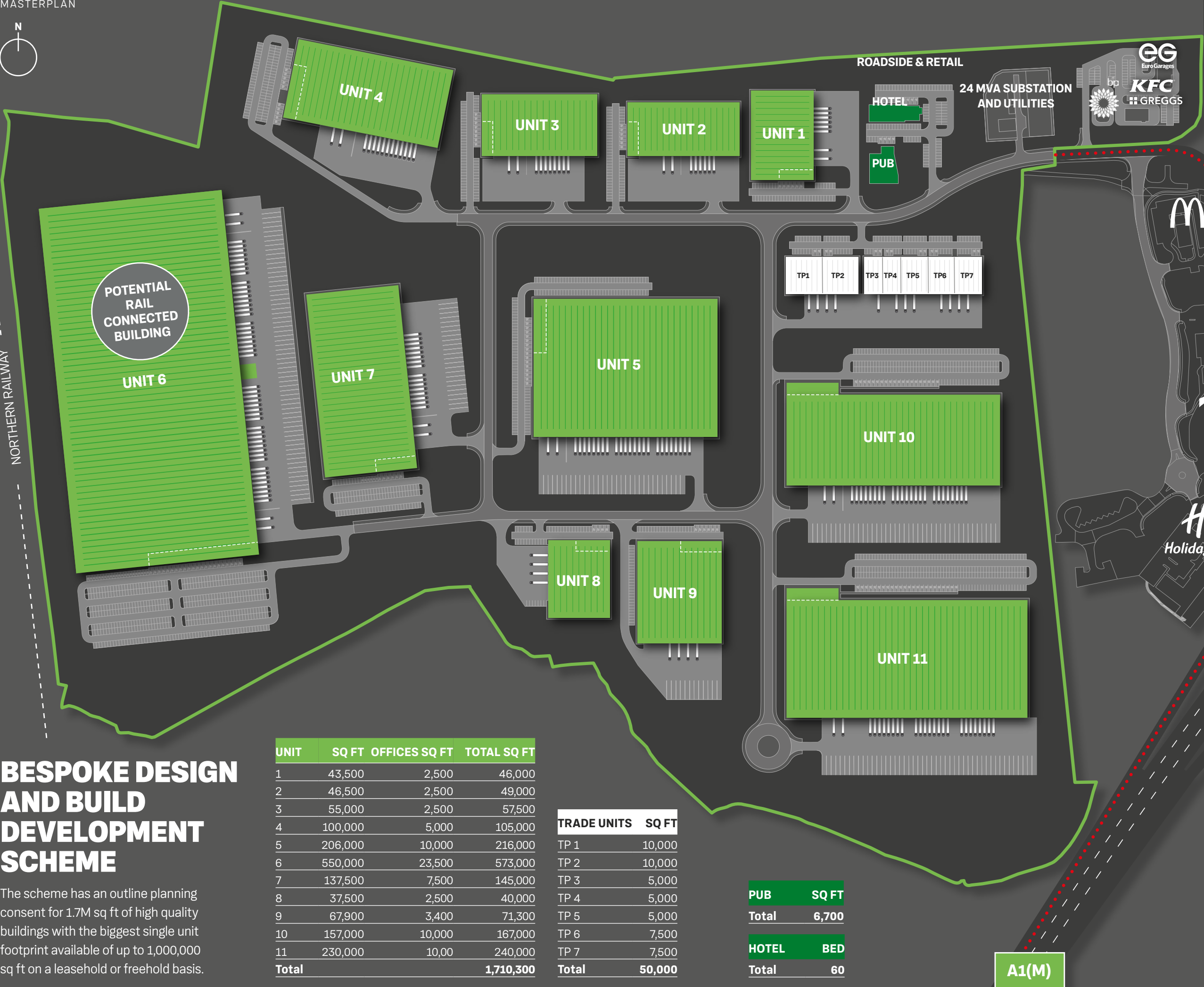
BESPOKE DESIGN AND BUILD DEVELOPMENT SCHEME

The scheme has an outline planning consent for 1.7M sq ft of high quality buildings with the biggest single unit footprint available of up to 1,000,000 sq ft on a leasehold or freehold basis.

UNIT	SQ FT	OFFICES SQ FT	TOTAL SQ FT
1	43,500	2,500	46,000
2	46,500	2,500	49,000
3	55,000	2,500	57,500
4	100,000	5,000	105,000
5	206,000	10,000	216,000
6	550,000	23,500	573,000
7	137,500	7,500	145,000
8	37,500	2,500	40,000
9	67,900	3,400	71,300
10	157,000	10,000	167,000
11	230,000	10,00	240,000
Total			1,710,300

TRADE UNITS	SQ FT
TP 1	10,000
TP 2	10,000
TP 3	5,000
TP 4	5,000
TP 5	5,000
TP 6	7,500
TP 7	7,500
Total	50,000

PUB	SQ FT
Total	6,700
HOTEL	BED
Total	60



PLANNING CONSENT FOR B1C, B2, B8 / 24/7 USE



FULLY FITTED GRADE A OFFICE ACCOMMODATION



SUSTAINABLE FEATURES



FLEXIBLE DESIGN SOLUTIONS



ON SITE SERVICES



J59

10M - 25M EAVES



UP TO 50 KN/M2 FLOOR LOADING



SECURE YARDS



SUBSTANTIAL PARKING RATIO



DOCK AND LEVEL ACCESS DOORS



A1(M)



HGV Drive Times 0-1h 1h-2h

ADJACENT TO J59 A1(M)

Forrest Park occupies a strategic position in the North East of England, located prominently on the A167 to the south of Aycliffe Business Park. Junction 59 A1(M) is immediately adjacent to the site and provides access from the north and south.

The estate is located within County Durham. Darlington lies approximately 6 miles to the south east and Durham 13 miles to the north. Ports including Teesport, Port of Tyne, Hartlepool and Sunderland all within easy reach. Newcastle International Airport and Teesside Airport are both within 30 miles. Darlington Railway Station lies on the East Coast Main Line with direct trains to London King’s Cross, Leeds and Edinburgh.

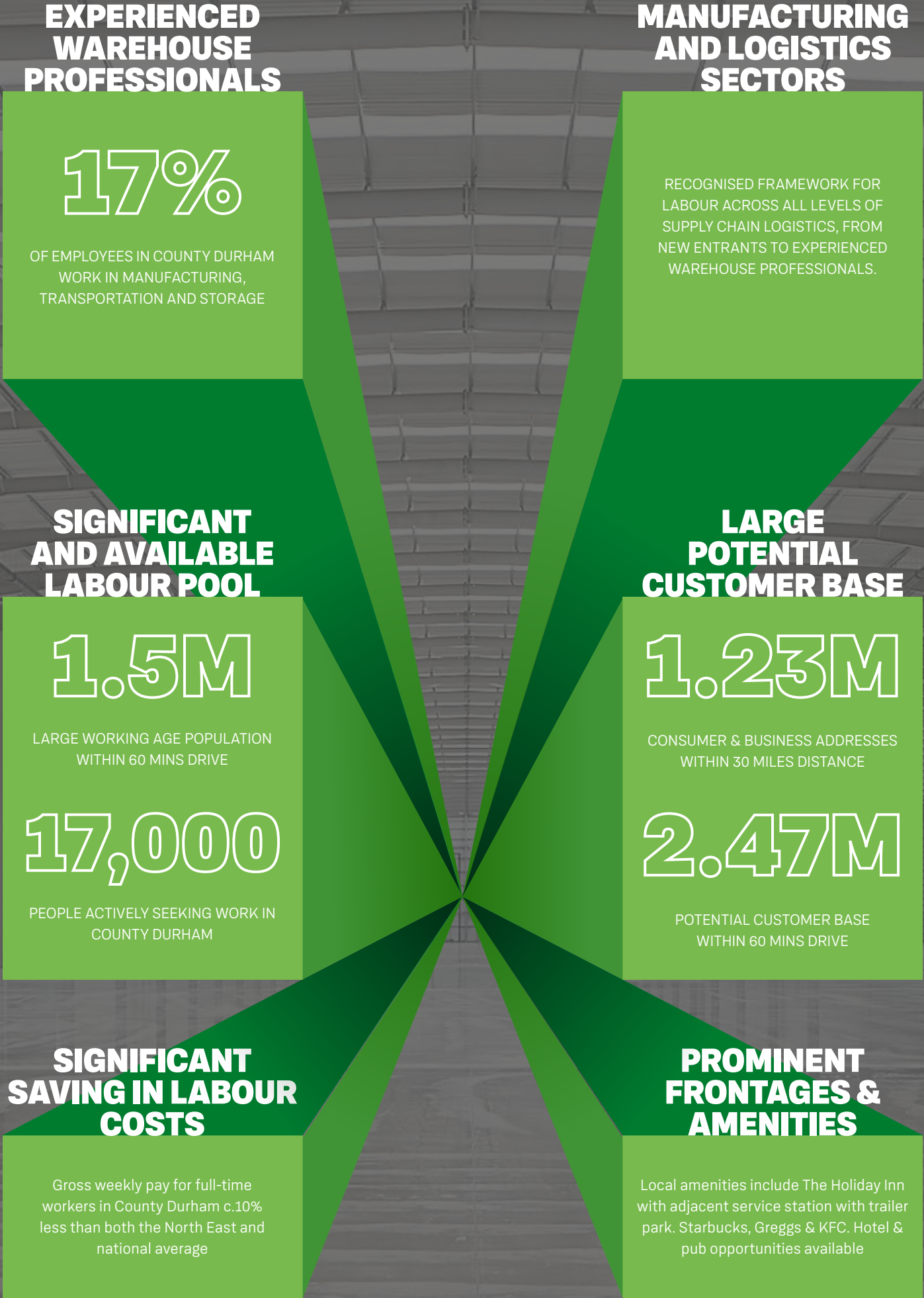
FOR THE NORTH EAST

AND BEYOND



FOR THE
EMPLOYERS
AND
WORKERS

FOR THE
DISTRIBUTERS
AND
MANUFACTURERS



BARBERRY

Since 1983 Barberry have established themselves as one of the most successful privately-owned property development and investment companies in the UK.

With the energy, flexibility and a substantial equity base to help secure the right opportunities as they continue to deliver projects of the highest quality.

Barberry have a proven track record working with occupiers to deliver the optimum property solutions for their businesses.

www.barberry.co.uk

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RICHARDSON

The Richardson family is a private, family-owned and operated property business with over half a century of real estate experience in the UK and overseas. Typically working in joint venture, the business has a long history of successful partnerships, having developed over 17 million sq ft of real estate across all sectors.

More recently the family has continued to diversify by building an international growth capital portfolio across a range of sectors through a direct and co-investment programme.

www.richardsons.co.uk



BARBERRY 64, CANNOCK



PROJECT METEOR, TEWKESBURY



BARBERRY 57, BIRMINGHAM



more+ Avonmouth



BARBERRY 72, DAVENTRY

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& TRADE ENQUIRIES**



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RICHARDSON

Working With:



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