



Indicative CGI of the masterplan for Jade Business Park

Phase 1: 155,000 sq ft complete

Phase 2: 295,000 sq ft

- Six units from
- 20,000 - 85,000 sq ft

Phase 3: Bespoke options
up to 250,000 sq ft

JADE

BUSINESS PARK

A19 DURHAM

ENTERPRISE
ZONE STATUS
FOR PHASE I
UP TO

**5 YEARS
FREE**
BUSINESS RATES



Let to Sumitomo Electric



Indicative visualisation of Jade Business Park Masterplan



- PHASE 2: 295,000 sq ft
- 6 units from 20,000 to 85,000 sq ft

High quality units available soon



Phase 2 provides the flexibility to build units to order, as we did with Sumitomo Electric Wiring Systems in Phase 1. We have outline planning to develop the second phase of Jade Business Park that includes an additional 39.64 acres of development land with six units from 20,000 to 85,000 sq ft.

Phase 3 has the capacity to accommodate large scale design and build projects up to 250,000 sq ft.

County Durham has a vibrant and effective labour market of 255,900 economically active people including:

Managers/Directors, Professionals and associated Professional & Technical	104,500
Administrative & Secretarial and Skilled Trade Occupations	47,600
Caring, Leisure & Other Services and Sales & Consumers Services	48,100
Process Plant & Machine Operatives Elementary Occupations	40,000

Source: NOMIS



- 11 miles from Nissan Sunderland
- 12 miles Durham Rail Station (under 3 hours to London)
- 15 miles to Port of Tyne
- 21 miles Newcastle Rail Station (approximately 3 hours to London)
- 27 miles to Teesport
- 28 miles Newcastle International Airport
- 30 miles Teesside International Airport
- Adjacent to Dalton Park the biggest outlet shopping centre in the North East of England

Jade Business Park Phase 1



UNIT 7

Specification

Ground floor	2,623.06 sq m	28,344 sq ft
First floor	1,261.77 sq m	13,622 sq ft
TOTAL	2,901.26 sq m	31,229 sq ft

- Eaves height: 8m
- Office space: 268.01 sq m (2,885 sq ft)
- Floor Loading: 50 kN
- Loading Doors: 3 level access loading doors
- Car parking: 62 Parking spaces
- Power: 350 KVA



UNIT 1

Specification

Ground floor	1,693.08 sq m	18,234 sq ft
First floor	1,195.82 sq m	12,851 sq ft
TOTAL	1,860.17 sq m	20,023 sq ft

- Eaves height: 8m
- Office space: 166.20 sq m (1,789 sq ft)
- Floor Loading: 37.5 kN
- Loading Doors: 2 level access loading doors
- Car parking: 40 Parking spaces
- Power: 200 KVA



UNIT 2-3

Specification

Unit 2		
Ground floor	1,411.94 sq m	15,234 sq ft
First floor	1,150.26 sq m	12,442 sq ft
TOTAL	2,562.20 sq m	27,676 sq ft

Unit 3		
Ground floor	1,443.06 sq m	15,574 sq ft
First floor	1,128.14 sq m	12,157 sq ft
TOTAL	2,571.20 sq m	27,731 sq ft

- Eaves height: 7m
- Office space: 145.12 – 146.14 sq m (1,562 – 1,573 sq ft)
- Floor Loading: 37.5 kN



UNIT 4-5

Unit 4 - LAST UNIT AVAILABLE		
Ground floor	894.90 sq m	9,632 sq ft
First floor	145.20 sq m	1,563 sq ft
TOTAL	1,040.10 sq m	11,195 sq ft

Unit 5		
Ground floor	894.90 sq m	9,632 sq ft
First floor	145.20 sq m	1,563 sq ft
TOTAL	1,040.10 sq m	11,195 sq ft

- Loading Doors:
 - Units 5 & 6: 1 level access loading door
 - Units 3 & 4: 2 level access loading doors
- Car parking: 111 parking spaces
- Power: 100 KVA each unit

excellent amenity on the doorstep

Jade Business Park is adjacent to Dalton Park, the Region's biggest outlet shopping centre, which has over 68 retail units selling over 200 different brands and designer labels. Outlets include M&S Outlet, Next, Adidas and GAP fashion stores.

The park also offers a wide range of places to eat including KFC, McDonalds, Frankie & Bennies, Marston's public house, Starbucks and Subway.

Located above the restaurant piazza at Dalton Park is a 7 screen cinema.

KEY STATS:

- Annual visitor numbers 3.5m pa.
- 300,000 sq. ft. retail and leisure offering.
- Car parking for 1,700 vehicles.
- Employee numbers on site 800.



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Business Durham



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North East
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