



BUSINESS PARK



Be in good company



Jade Business Park is a proven development for industrial / warehouse occupiers. Phase 1, which extended to 155,000 sq ft in 6 units, is fully let.

Unit 1 - Corehaus Ltd

Unit 2 - Argla Ltd

Unit 3 - RG Distribution

Unit 4 - Sphera

Unit 5 - Power Roll

Unit 6 - Sumitomo

Unit 7 - RG Distribution

Outline Planning consent has been secured to further develop Jade Business Park with six units from 20,000 sq ft to 85,000 sq ft (Phase 2) and a single unit of 255,000 sq ft (Phase 3).





UNIT	SIZE (SQ FT)			EAVES HEIGHT	LOADING DOORS		POWER	PARKING	YARD	TRAILER
	WAREHOUSE	OFFICE	TOTAL GIA	(m)	LEVEL	DOCKS	(KVA)	SPACES	DEPTH	PARKING
G	242,000	13,000	255,000	15	6	28	2,000	237	50m	42

A prime position for business

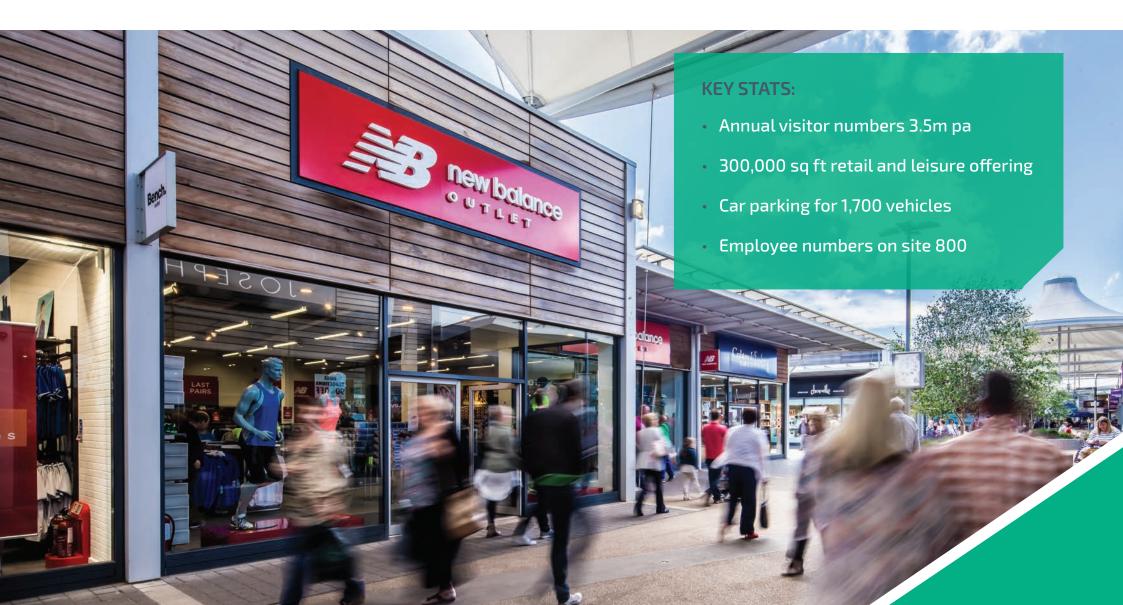


Excellent amenity on the doorstep

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 Levi's fashion stores.

The park also offers a wide range of places to eat including KFC, McDonald's, Costa Coffee, Marston's public house (Dancing Betty), Starbucks, Subway and Morrisons Supermarket.

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





Demographics

- Working age population within a 60 minute drive is 1,249,478.
- Total employment within 60 minute drive 910,000.
- Job density within 60 minutes is 0.75 which compares with England 0.76 and GB 0.85.
- Median pay in 2022 for Co Durham compared to GB is 89.5%.
- Only 1 mile from A19.

SPRING ROAD / MURTON / SEAHAM / SR7 9DR

Sustainability Credentials

The units will be built with strong ESG credentials, which will include an EPC 'A' and a BREEAM rating of at least 'Very Good'.

Terms

The units are available to let by way of a new FRI lease on terms to be agreed.

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Figures are quoted exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal and surveyors costs incurred.



Dave Cato: David.Cato@cbre.com



Nick Atkinson: nick@htare.co.uk Simon Hill: simon@htare.co.uk

www.jadebusinesspark.co.uk

Conditions under which particulars are issued: Highbridge Properties Plc and their subsidiaries, and their Agents all give notice that:-

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Highbridge Properties Plc, 24 Upper Brook Street, London, W1K 7QB.

Designed and produced by www.thedesignexchange.co.uk Tel: 01943 604500. March 2023.











