

LOGISTICS / INDUSTRIAL up to 255,000 sq ft

Outline planning approved / can be delivered within 12 months

JADE

BUSINESS PARK

INDUSTRIAL / WAREHOUSE UNITS

(B2, B8 USE)

7 units ranging from
20,000 sq ft - 255,000 sq ft

SPRING ROAD / MURTON / SEAHAM / SR7 9DR

Be in good company

JADE
BUSINESS PARK

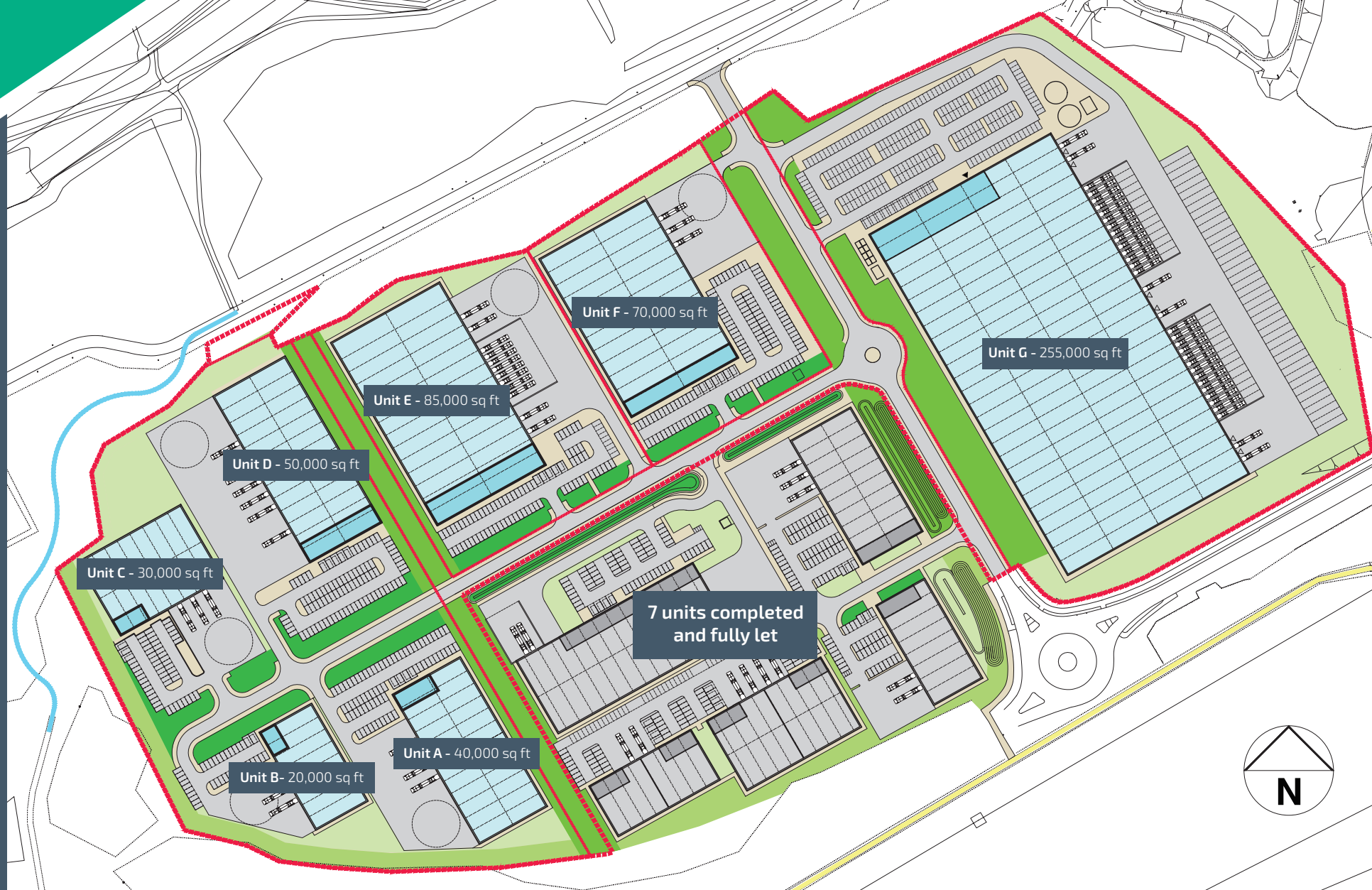
Jade Business Park is a proven development for industrial / warehouse occupiers. Phase 1, which extended to 155,000 sq ft in 7 units, is fully let.

- 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).



SITE PLAN:



UNIT	SIZE (SQ FT)			EAVES HEIGHT (m)	LOADING DOORS		YARD DEPTHS	POWER (KVA)	PARKING SPACES
	WAREHOUSE	OFFICE	TOTAL GIA		LEVEL	DOCKS			
A	38,000	2,000	40,000	10	4	-	35m	360	75
B	18,850	1,150	20,000	8	2	-	30m*	180	37
C	28,600	1,400	30,000	8	3	-	44m	280	56
D	45,500	4,500	50,000	10	6	-	40m	460	93
E	76,500	8,500	85,000	12.5	4	8	45m	780	87
F	65,000	5,000	70,000	12.5	3	-	40m	640	130
G	242,000	13,000	255,000	15	6	28	50m	2,000	237

*mid point in yard as tapered.

A prime position for business



- 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

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.

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



JADE

BUSINESS PARK

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.

VAT

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:-

1. These particulars do not constitute any part of an offer or a contract.
2. None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact.
3. Any intending occupier must satisfy himself by inspection or otherwise as to the correctness of each of the statements combined in these particulars.
4. Highbridge Properties Plc and their subsidiaries, do not make or give, and neither any of their employees, Agents or employees there of has any authority to make or give any representation or warranty in relation to this property.

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

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



Highbridge Properties
020 7494 9401

