3 INDUSTRIAL/WAREHOUSE UNITS

50,660 sq ft / 71,870 sq ft / 88,510 sq ft

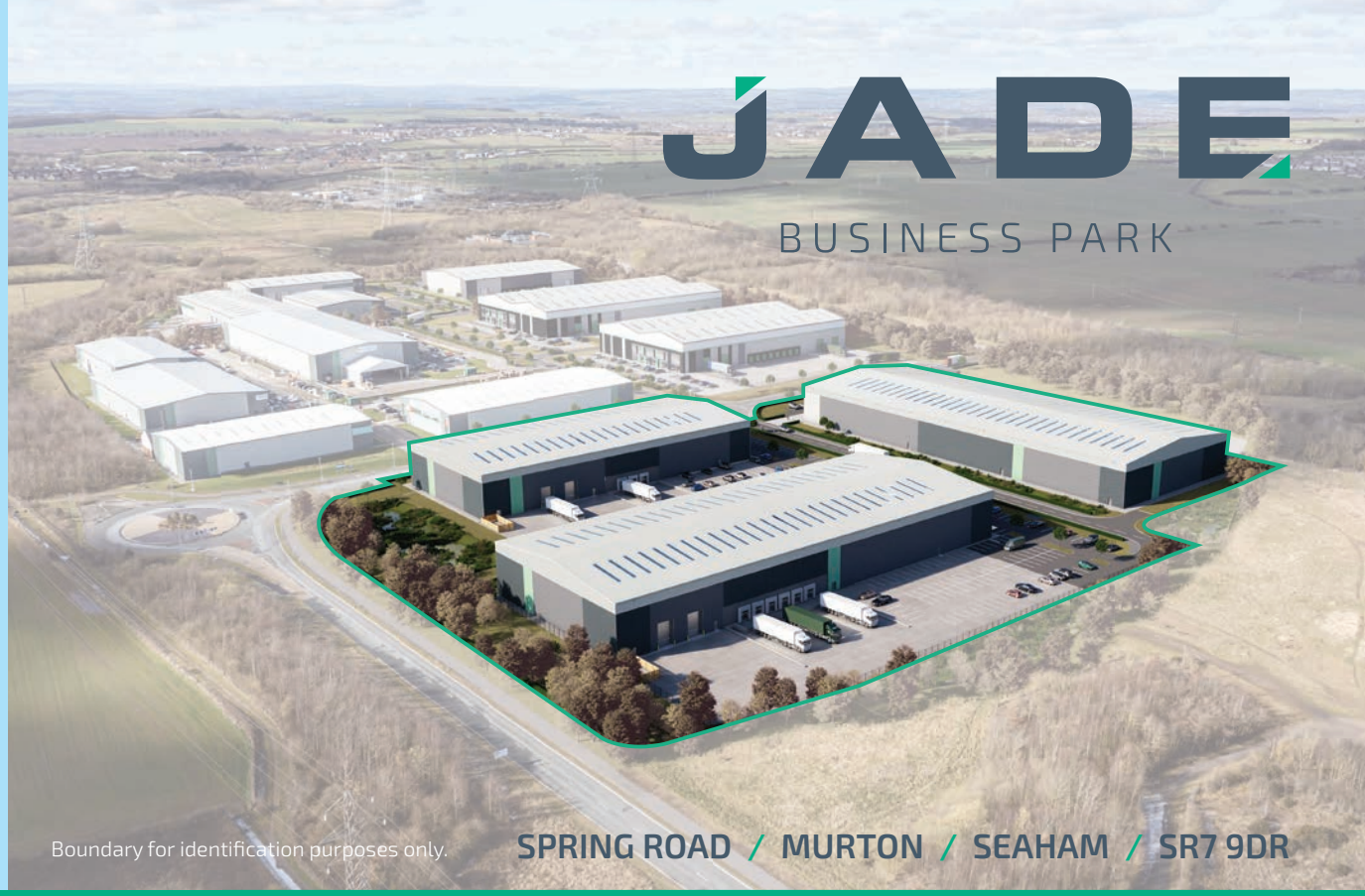


Reserved Matters Consent Secured - can be delivered in 12 months

SPRING ROAD / MURTON / SEAHAM / SR7 9DR

JADE
BUSINESS PARK





A **prime position** for business

Dalton Park
OUTLET & OUTDOORS

Adjacent to Dalton Park - the biggest outlet shopping centre in the North East of England

- 11 miles from Nissan Sunderland
- 15 miles to Port of Tyne
- 27 miles to Teesport

Only 1 mile from A19

- 12 miles Durham Rail Station (under 3 hours to London)
- 21 miles Newcastle Rail Station (approximately 3 hours to London)

- 28 miles Newcastle International Airport
- 30 miles Teesside International Airport

SITE PLAN



ACCOMMODATION SCHEDULE

UNIT	SIZE (SQ FT)			EAVES HEIGHT (m)	LOADING DOORS		YARD DEPTHS	PARKING SPACES
	WAREHOUSE	OFFICE	TOTAL		LEVEL	DOCKS		
8	45,590	5,060	50,660	12	2	3	40m	48
9	63,430	8,420	71,870	12	2	6	40m	67
10	79,210	9,280	88,510	12	2	8	45m	83



Prime location for distribution, technology and advanced manufacturing companies

Working age population of 332,052 equating to 61.7% (national average 62.8%)

246,800 are in employment equating to 72.4% (national average 75.6%)

214,000 total jobs, equating to a job density of 0.65 (national average 0.86)

Average hourly pay £16.67 for County Durham (national average £19.74)

Hourly wage rates are 15.56% below national average



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.

www.jadebusinesspark.co.uk

Further Information

For further information, please contact the joint agents.

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