

# INDUSTRIAL / WAREHOUSE UNIT

(B2, B8 USE)

255,000 sq ft

**JADE**  
BUSINESS PARK

## LOGISTICS / INDUSTRIAL UNIT 255,000 sq ft

Outline planning approved / can be delivered within 12 months

SPRING ROAD / MURTON / SEAHAM / SR7 9DR



# Be in good company

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BUSINESS PARK

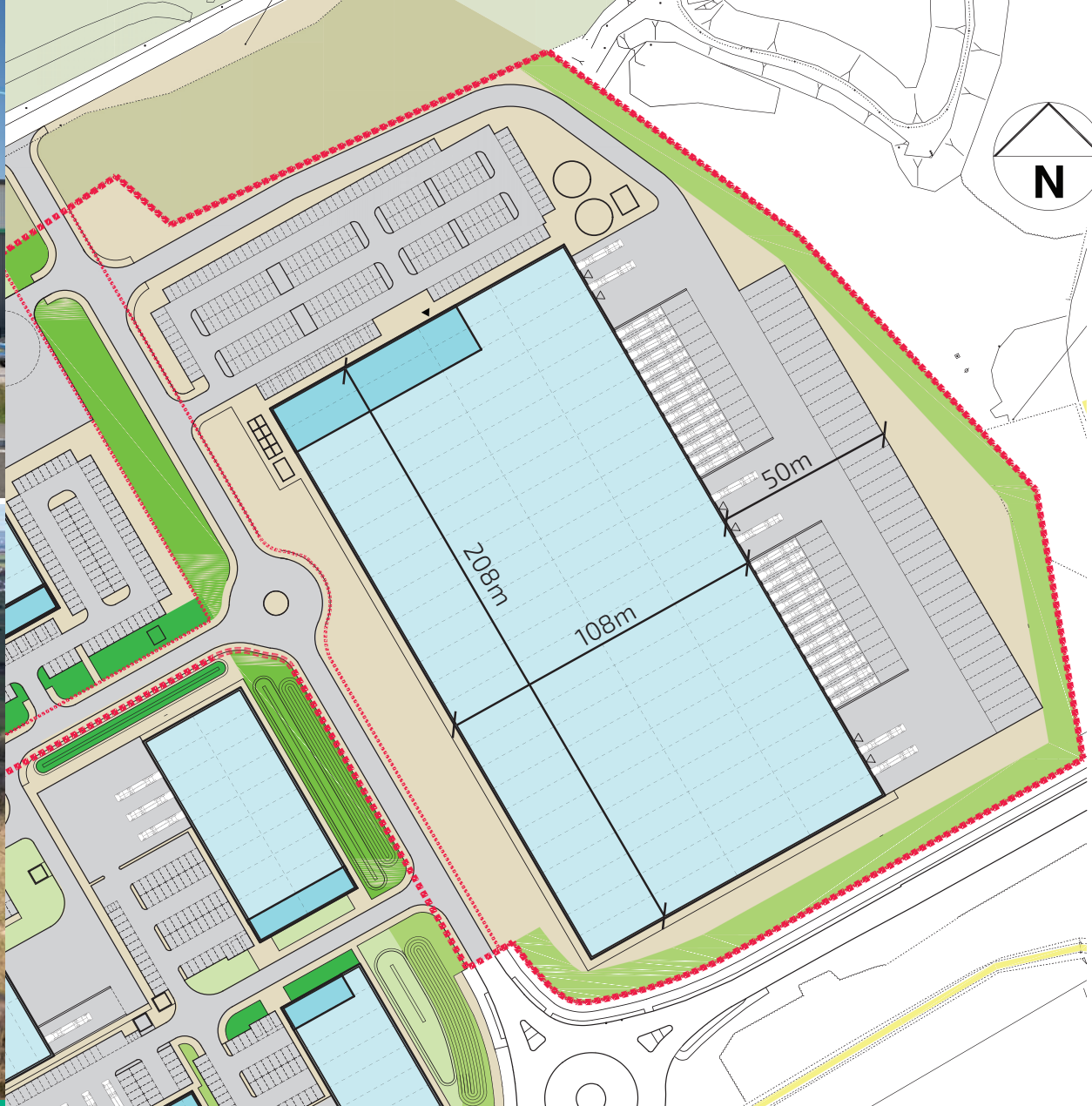
Jade Business Park is a proven development for industrial / warehouse occupiers. Phase 1, which extended to 155,000 sq ft in 6 units, is fully let.

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

# 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



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## 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.

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## 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.



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[www.jadebusinesspark.co.uk](http://www.jadebusinesspark.co.uk)

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