

FORREST PARK

UNIT 4/5

BUILT TO SUIT WAREHOUSE/LOGISTICS UNITS

UNIT 4 - 70,500 SQ FT (6,550 SQ M)

UNIT 5 - 46,250 SQ FT (4,297 SQ M)

TO LET / FOR SALE

DELIVERABLE WITHIN 12 MONTHS



J59 A1(M)

NEWTON AYCLIFFE

COUNTY DURHAM

DL1 3NL

WHAT3WORDS:

GROWS.BRONZE.INVENT

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FORRESTPARK.CO.UK

BUILD TO SUIT WAREHOUSE/ LOGISTICS UNITS

Forrest Park is a brand new industrial, logistics & manufacturing development scheme offering brand new, high specification warehouse units from 40,000 - 1,035,000 sq ft available on a leasehold or freehold basis. The site welcomes DPD as a new occupier, underscoring its appeal as a premier location for leading businesses. Forrest Park is fully serviced with a new signalised traffic junction and a 24MW sub station.

Local amenities include The Holiday Inn with adjacent service station with trailer park. Starbucks, Greggs & KFC. Hotel & pub opportunities available.



Indicative Image



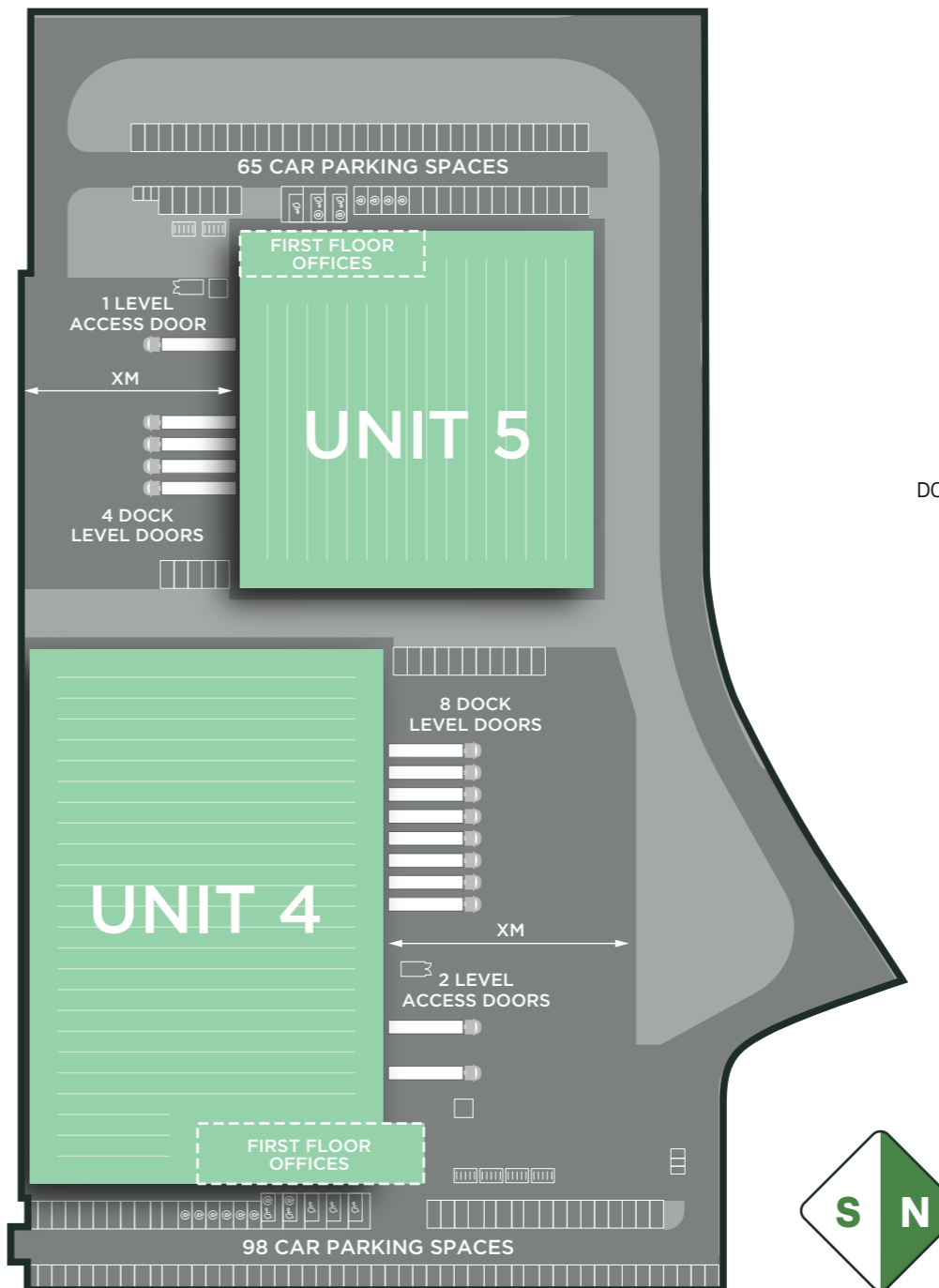
Major nearby occupiers include:



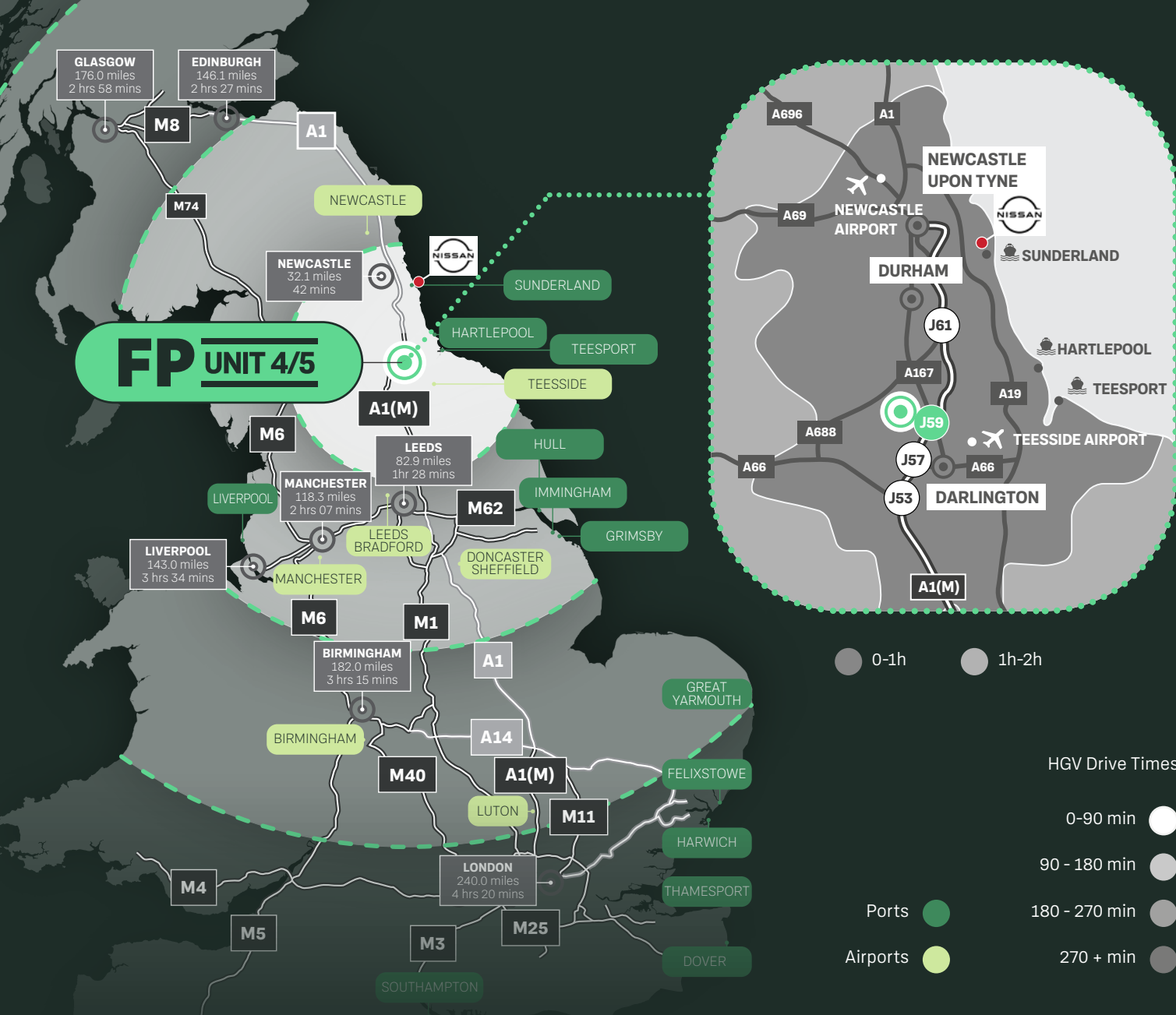
DELIVERABLE IN 12 MONTHS

UNIT 4	SQ FT	SQ M
Warehouse	66,000	6,132
Offices	4,500	418
Total	70,500	6,550

UNIT 5	SQ FT	SQ M
Warehouse	43,250	4,018
Offices	3,000	279
Total	46,250	4,297



- PLANNING CONSENT FOR CLASS E(G), B2, B8 / 24/7 USE 
- CLEAR HEIGHT UNIT 4 : 10.5M UNIT 5 : 9.0M 
- 24 MVA POWER 
- DOCK AND LEVEL ACCESS DOORS UNIT 4 : 8 DOCKS ; 2 LEVELS UNIT 5 : 4 DOCKS ; 1 LEVEL 
- GENEROUS SECURE YARDS 
- SUSTAINABILITY-LED DESIGN - TARGETING BREEAM OUTSTANDING, TARGETING EPC 'A+' 
- CAR PARKING SPACES UNIT 4 : 98 UNIT 5 : 65 
- FULLY FITTED GRADE A OFFICE ACCOMMODATION 
- UP TO 50 KN/M2 FLOOR LOADING 



LOGISTICS, MANUFACTURING & TRADE ENQUIRIES

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