

HOME OF  
**HITACHI**



**SITES AVAILABLE FROM 3.5 TO 17 ACRES**  
BUILDINGS FROM 25,000 SQ FT TO 340,000 SQ FT

DL5 6JW A1(M) JCT 59





# MASTERPLAN

## FLEXIBLE SPACE

Merchant Park has development plots remaining extending to 35 acres (14 hectares) with outline planning permission already in place to provide from 25,000 sq ft to 340,000 sq ft (2,322 sq m to 31,587 sq m) of new buildings. Merchant Place Developments has an excellent track record for delivery of industrial and commercial property for occupiers in the North East and throughout the UK.

Sustainable design and build solutions to meet occupier requirements for industrial, warehouse, office and other uses can be provided cost effectively and quickly.

The proposed plan includes site optimized building sizes however other options can be considered.

### SITE ONE

Unit 1	339,386 sq ft	31,530 sq m
--------	---------------	-------------

### SITE TWO

Unit 2	65,767 sq ft	6,110 sq m
--------	--------------	------------

### SITE THREE

Unit 3	312,153 sq ft	29,000 sq m
--------	---------------	-------------

**MERCHANT PARK HAS DEVELOPMENT PLOTS REMAINING EXTENDING TO 35 ACRES (14 HECTARES) WITH OUTLINE PLANNING PERMISSION ALREADY IN PLACE TO PROVIDE FROM 25,000 TO 340,000 SQ FT (2,322 TO 31,587 SQ M) OF NEW BUILDINGS**

### **DEMOGRAPHICS**

Newton Aycliffe is a nationally important engineering, manufacturing and distribution location. The businesses located here enjoy a local recruitment catchment pool of over 608,000 people and over 2.5 million regionally.

The region's Higher Education sector offers a ready supply of graduates in engineering subjects amongst others. With 9.4% of those unemployed being qualified to NVQ level 3 or higher, this provides a very important, qualified and skilled target group for recruitment.

Median Annual Pay is very competitive compared to both regional and national rates.

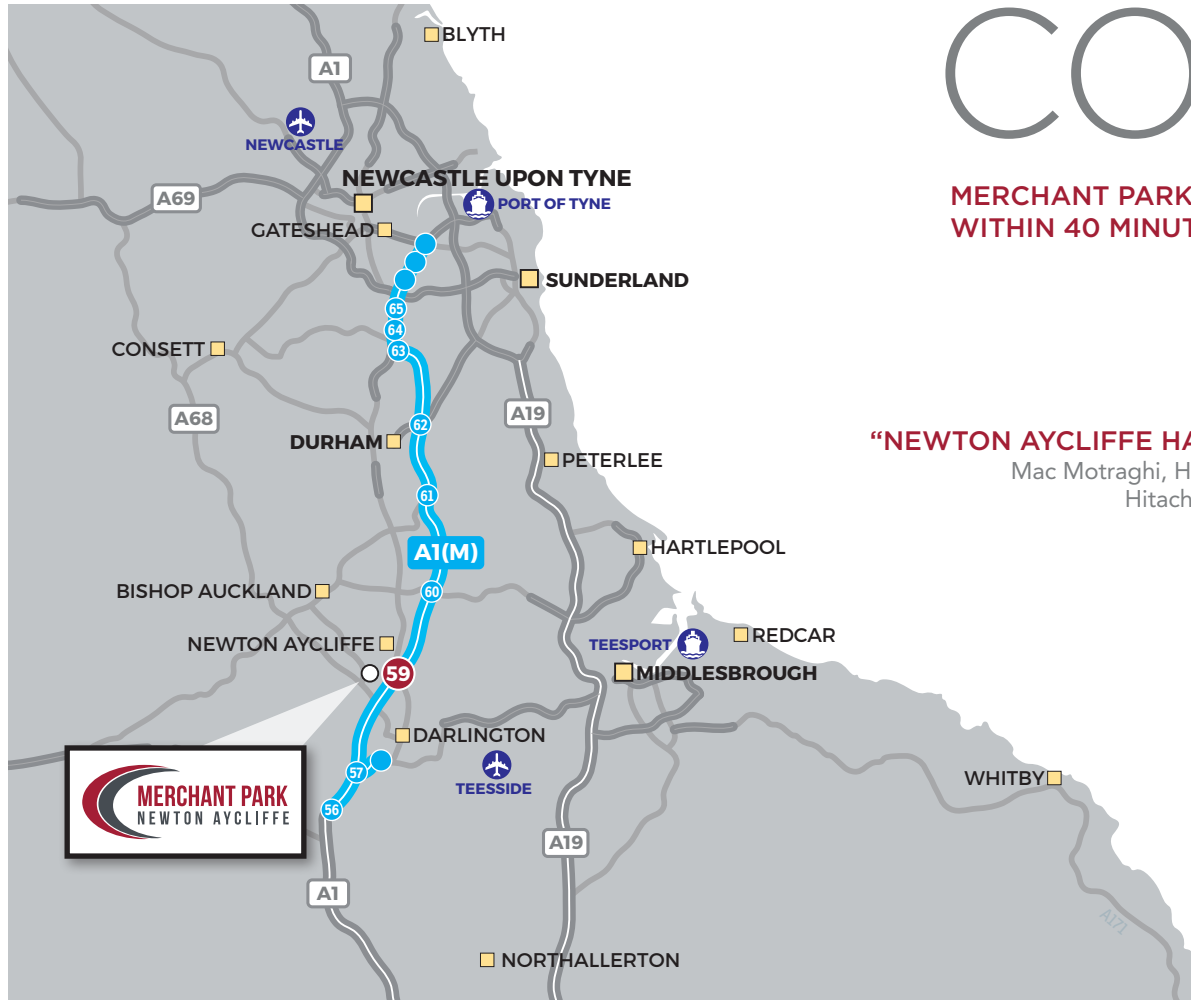
### **PROVEN LOCATION**

Merchant Park is a proven location with the newly opened Hitachi Rail Freight terminal and manufacturing facility. Moreover Newton Aycliffe is home to many international companies including Husqvana, Gestamp Tallent, Lidl and Compound Photonics.



# CONNECTED

**MERCHANT PARK IS ON JCT59/A1(M) AND HAS TWO PORTS AND TWO AIRPORTS WITHIN 40 MINUTES**



**“NEWTON AYCLIFFE HAS IT ALL”**  
 Mac Motraghi, Head of Sales,  
 Hitachi Rail Europe

**AIR**

Durham Tees Valley Airport and Newcastle International Airport have direct flights throughout Europe.

**SEA**

The Port of Tyne and Teesport are both within a 40 minute drive time providing onward connections to the major UK, European and Worldwide Freight Ports.

**ROAD**

Location	Distance	Time
Darlington	5 miles	10 mins
Durham Tees Valley	11 miles	22 mins
Durham	19 miles	21 mins
Teesport	24 miles	39 mins
Port of Tyne	33 miles	37 mins
Newcastle	34 miles	38 mins
Leeds	66 miles	1 hr 25 mins
Edinburgh	153 miles	3 hrs 15 mins
Glasgow	174 miles	3 hrs 24 mins
Birmingham	176 miles	3 hrs 16 mins
London	253 miles	4 hrs 40 mins

A DEVELOPMENT BY



ALL ENQUIRIES



[nick.atkinson@htare.co.uk](mailto:nick.atkinson@htare.co.uk)

[dave.cato@cbre.com](mailto:dave.cato@cbre.com)

MISREPRESENTATION ACT. These particulars do not constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details contained herein are for general guidance only and prospective purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. Neither CBRE or HTA Real Estate, nor its employees or representatives have any authority to make or give any representation or warranty or enter into any contract in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Prices/rents quoted in these particulars may be subject to VAT in addition. a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract. b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard. Designed and produced by www.thedesigntaxchange.co.uk Tel: 01943 604500. November 2015.