

DEVELOPMENT LAND **FOR SALE**

J63 **A1 (M)**

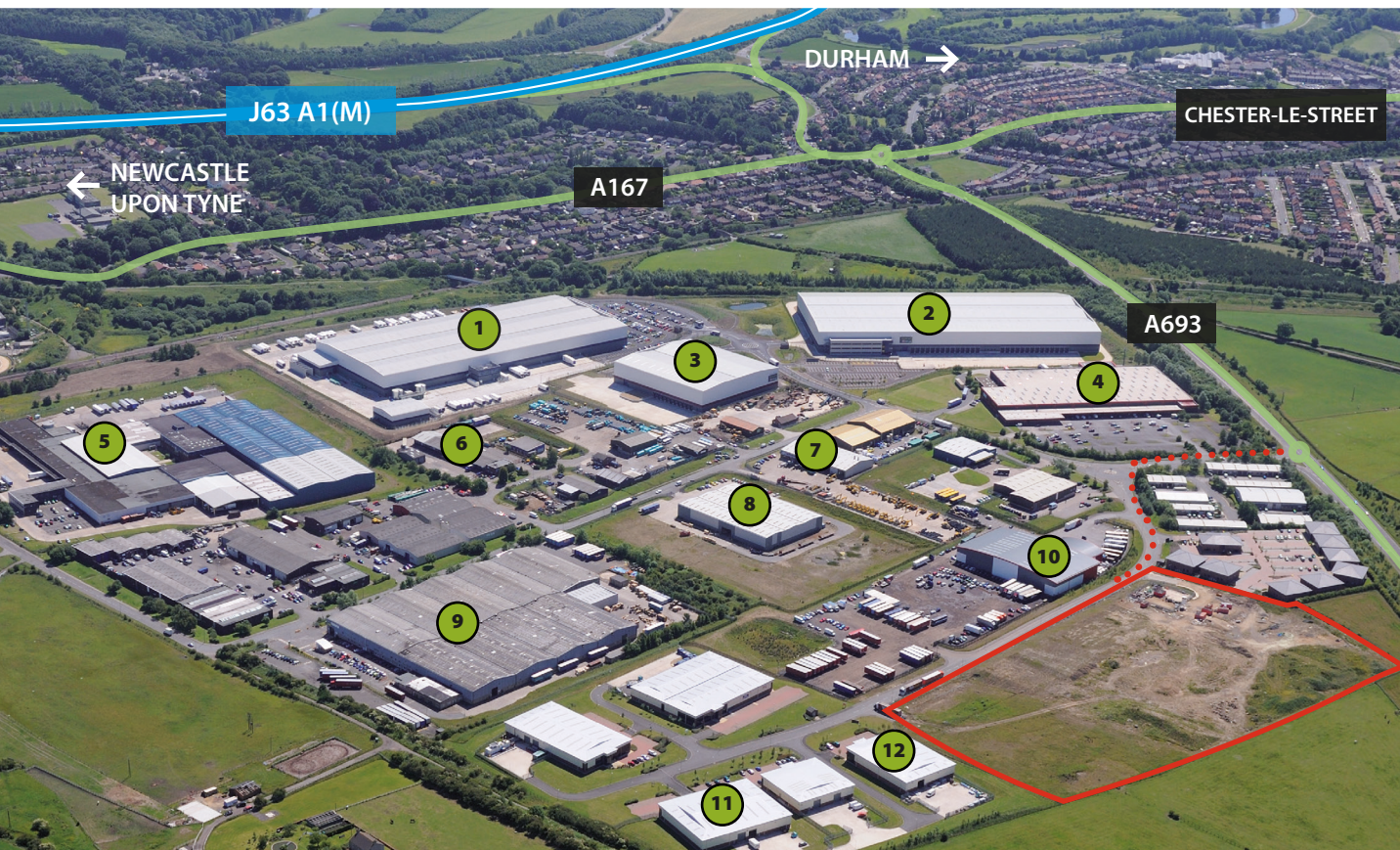
DRUM  
INDUSTRIAL  
ESTATE

COUNTY DURHAM

**10.95 Acres Gross**

New industrial/distribution premises up to 16,723 sqm 180,000 sq ft

**Prime opportunity . Consented . Deliverable**



# J63 A1(M) DRUM INDUSTRIAL ESTATE

## THE OPPORTUNITY

A rare opportunity to acquire prime development land on the established Drum Industrial Estate, located off Junction 63 of the A1(M).

- Established location
- 10.95 acres gross
- Detailed planning consent
- Ready for construction

## PLANNING

Planning consent has been granted for a distribution / production unit totalling 16,723 sqm (180,000 sq ft) with an eaves height of 12m. Other size buildings can be accommodated to suit individual occupiers' requirements, subject to the required consents.

## LOCAL OCCUPIERS

The development land is part of the established Drum Industrial Estate with occupiers including:

- |                    |                      |                |
|--------------------|----------------------|----------------|
| 1 Co-op            | 5 Simpson Bros       | 9 Rettig       |
| 2 Coveris Rigid UK | 6 DX Freight         | 10 HMY Radford |
| 3 Parcelforce      | 7 Komatsu            | 11 Wolseley    |
| 4 Batleys          | 8 ASD Metal Services | 12 Uni Trunk   |



## ACCOMMODATION

Item	Area details
Offices	9817 sq ft (912 sq m)
Warehouse	170,183 sq ft (15,809 sq m)
Total GIA	180,000 sq ft (16,721 sq m)
Site	10.95 acres
Car parking spaces	183
Trailer parking spaces	29

Gross internal areas

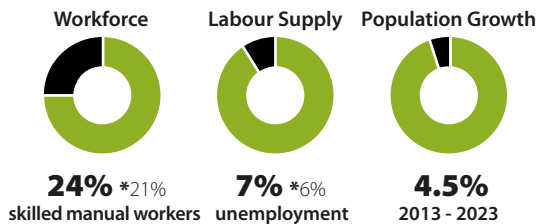
## SPECIFICATION

The detailed planning consent is for an industrial unit with the following specification:

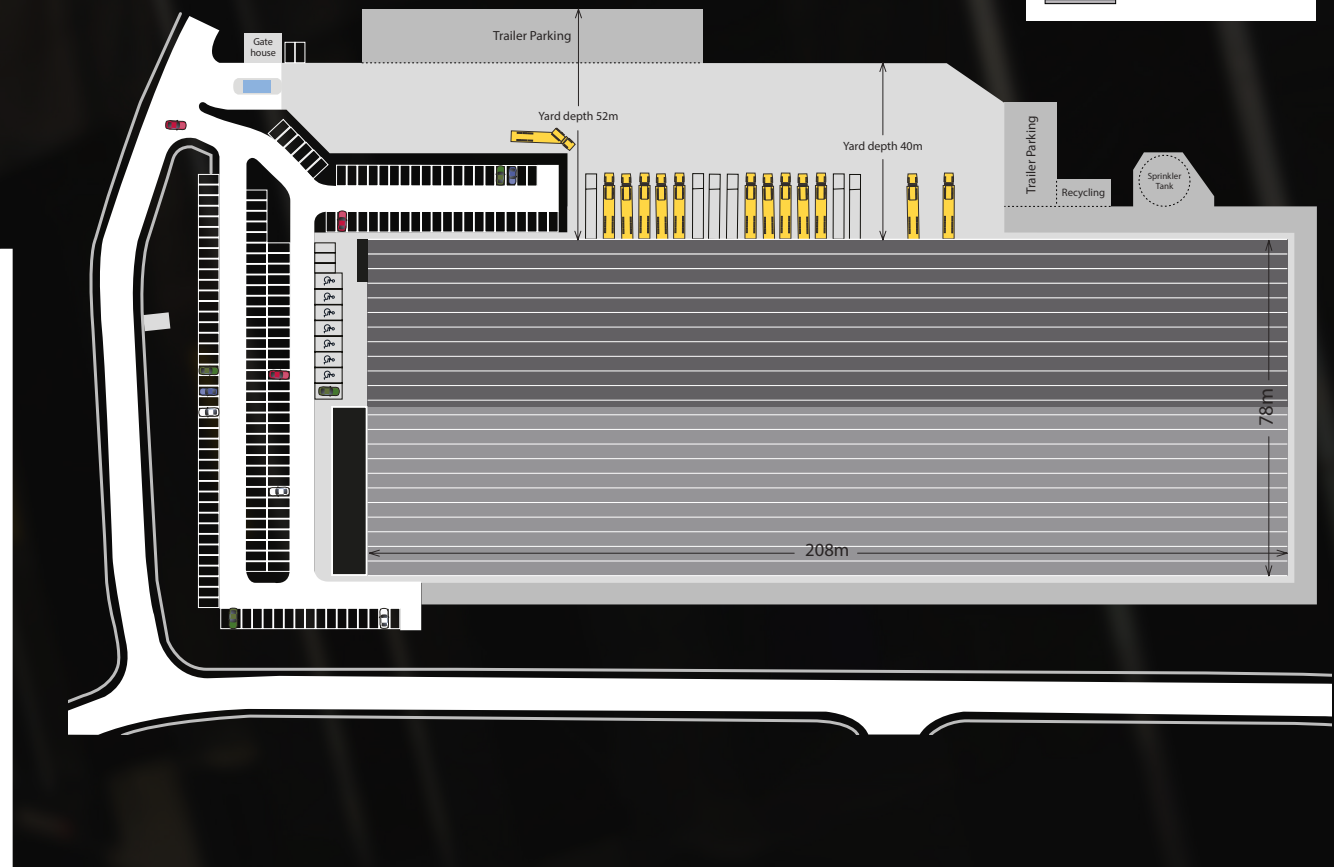
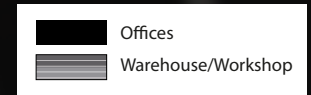
- Clear working height of 12m
- 2 level entry and 16 dock level doors
- A Max yard depth 52m
- High quality office accommodation
- Gate house and sprinkler tank

## DEMOGRAPHICS Source: ONS

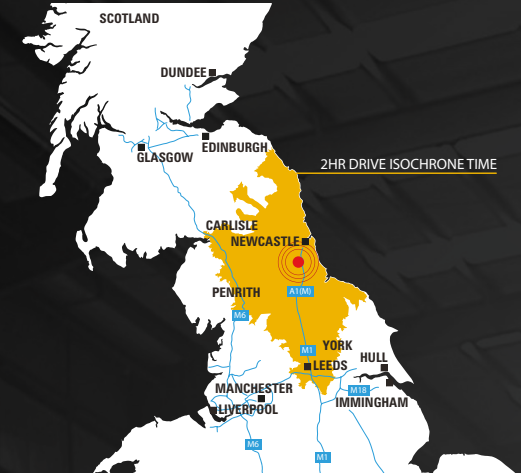
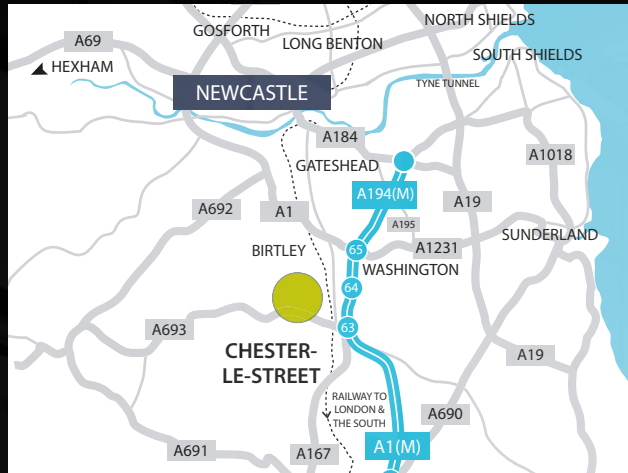
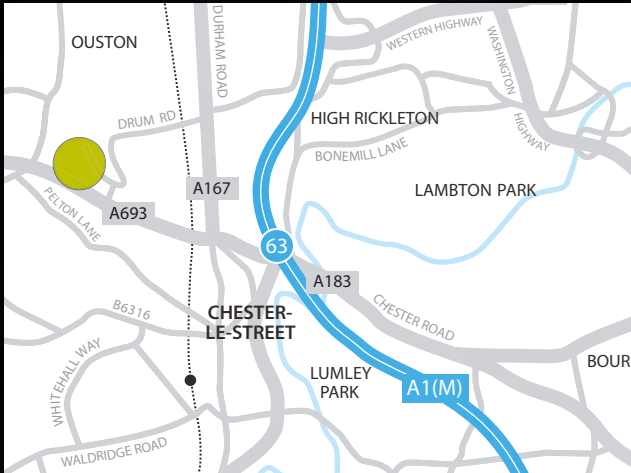
Population within 45minute drive 2,255,734 \*UK average



Indicative Master Plan  
Not to Scale



**Prime opportunity . Consented . Deliverable**



## TRAVEL

Location	Distance (miles)	Location	Distance (miles)
J63 A1 (M)	1	Leeds	87
Durham	9	Edinburgh	115
Gateshead	10	Manchester	134
Sunderland	11	Birmingham	197
Newcastle City Centre	12	London	274
Middlesborough	33		

Source: AA.com

## OUTSTANDING LOCATION

Drum Industrial Estate is located 1 mile from junction 63 of the A1(M) providing excellent communications to the north east region and beyond. The development is situated adjacent to the established Drum Industrial estate which comprises a number of national and local industrial and distribution businesses.

## FURTHER INFORMATION AND VIEWING

A website has been created which holds extensive information on the subject site, which will help interested parties assess the site and enable them to make an informed offer. Access to the website is password protected. All requests are to be made to the selling agent.

### CONTACT:

[www.gladman.co.uk/industrialdataroom](http://www.gladman.co.uk/industrialdataroom)

Nick Atkinson



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

Keith Stewart



[KeithStewart@naylors.co.uk](mailto:KeithStewart@naylors.co.uk)

DISCLAIMER: Gladman, Naylors and HTA on their own behalf and on behalf of proposing vendors or lessors give notice that: (i) these particulars are set for the general guidance of intended purchasers, lessees and/or any other person and do not constitute, nor constitute part of, an offer or contract nor are they guaranteed; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith but are approximate and are given without liability and any intended purchasers, lessees and/or any other person should not rely on them as statements or representations of fact but must satisfy themselves as to their accuracy; (iii) all interior and exterior unit photographs may be of other Gladman developments and are for illustrative purposes only; (iv) no partner and no person employed by HTA and Naylors has any authority to make any representation or give any warranty in relation to this property; (v) any prices or rents quoted in these particulars are exclusive of VAT; and (vi) nothing herein is intended to exclude or limit any liability that cannot be excluded or limited by any applicable law. Replacement section iv for generic brochures only (iv) no partner and no person employed by Gladman agent/s has any authority to make any representation or give any warranty in relation to this property; January 2015.