LOGISTICS / INDUSTRIAL up to 255,000 sq ft



Outline planning approved / can be delivered within 12 months

BUSINESS PARK



Be in good company



Jade Business Park is a proven development for industrial / warehouse occupiers. Phase 1, which extended to 155,000 sq ft in 7 units, is fully let.

Unit 1 - Corehaus Ltd

Unit 2 - Argla Ltd

Unit 3 - RG Distribution

Unit 4 - Sphera

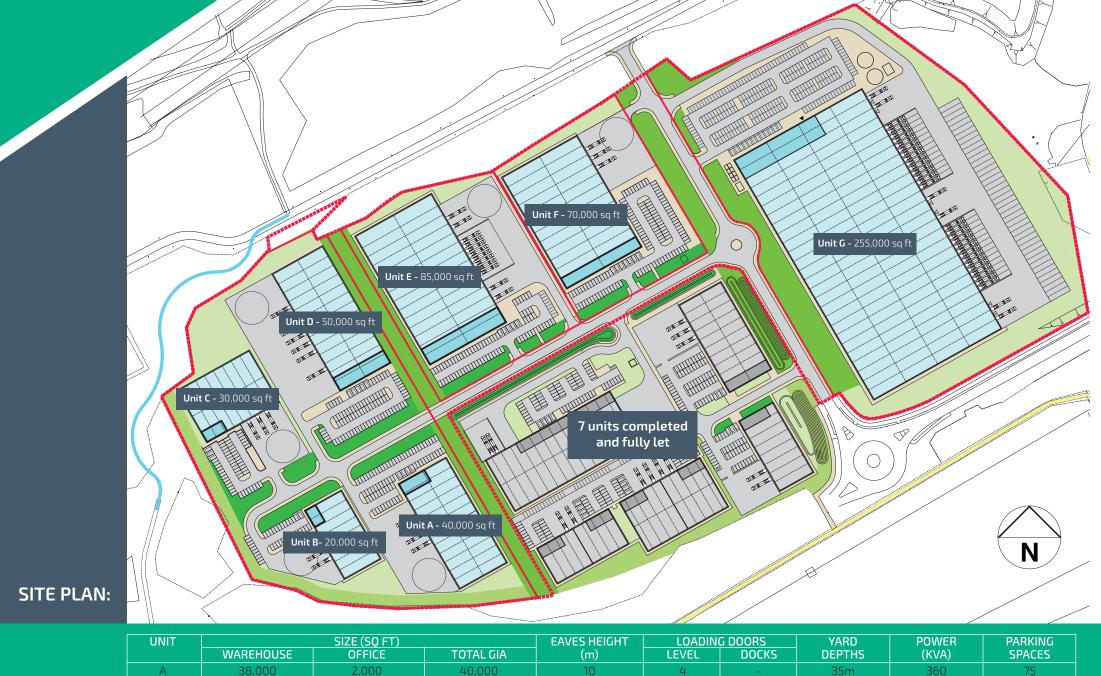
Unit 5 - Power Roll

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	LOADING DOORS		YARD	POWER	PARKING
L		WAREHOUSE	OFFICE	TOTAL GIA	(m)	LEVEL	DOCKS	DEPTHS	(KVA)	SPACES
	А	38,000	2,000	40,000	10	4	_	35m	360	75
	В	18,850	1,150	20,000	8	2	_	30m*	180	37
	С	28,600	1,400	30,000	8	3	_	44m	280	56
	D	45,500	4,500	50,000	10	6	_	40m	460	93
	Е	76,500	8,500	85,000	12.5	4	8	45m	780	87
	F	65,000	5,000	70,000	12.5	3	_	40m	640	130
	G	242,000	13,000	255,000	15	6	28	50m	2,000	237

*mid point in yard as tapere

A prime position for business

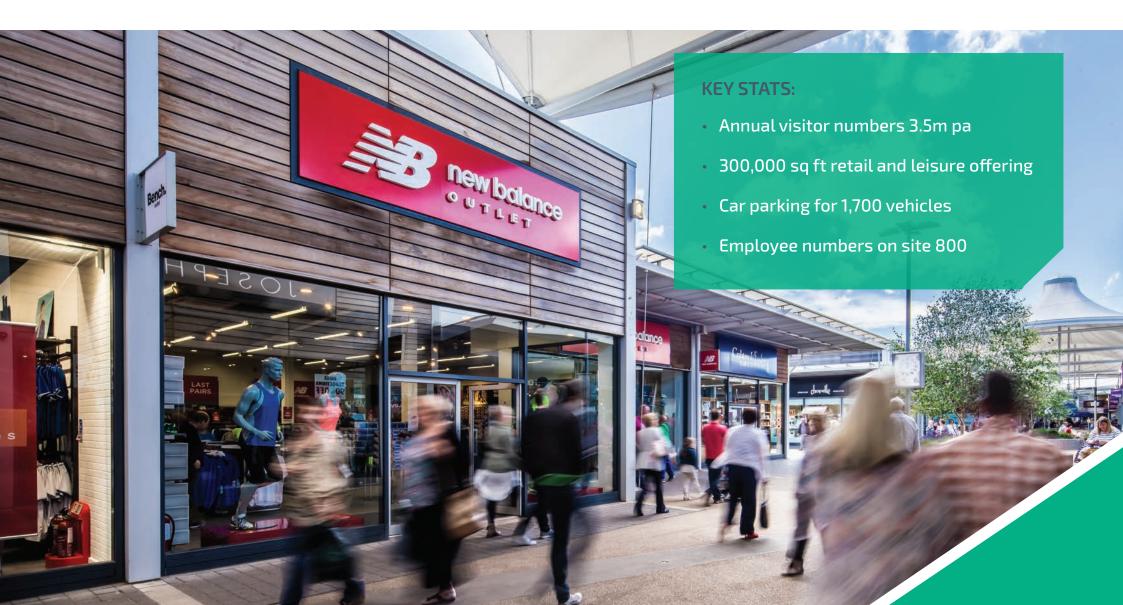


Excellent amenity on the doorstep

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.





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.

SPRING ROAD / MURTON / SEAHAM / SR7 9DR

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.

-VA7

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

Conditions under which particulars are issued: Highbridge Properties Plc and their subsidiaries, and their Agents all give notice that:-

- 1. These particulars do not constitute any part of an offer or a contract.
- 2. None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact.
- 3. Any intending occupier must satisfy himself by inspection or otherwise as to the correctness of each of the statements combined in these particulars.
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