

Indigo
PARK

NE3 5HE

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For Sale or To Let
Bespoke Design & Build
Opportunities

MANUFACTURING / WAREHOUSING
from 40,000 sq ft to 1.5 million sq ft (3,716 sq m to 140,000 sq m)

Recent Highbridge Development. 340,000 sq ft, Radial 64, Washington.



Weetslade Country Park

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A1 - 1.4 miles

A1056 Sandy Lane

A19 - 2 miles

Indigo Park is an 82 acre development site offering the opportunity for bespoke industrial, distribution and R&D buildings. The site is one of the largest in the north and can offer units ranging in size from 40,000 sq ft to 1.5 million sq ft.

Demographics

The residential areas of Newcastle and North Tyneside are in close proximity offering access to a loyal, capable and cost effective workforce.

Working Population

Source: CACI Ltd

683,862

within 45 mins drive time

481,718

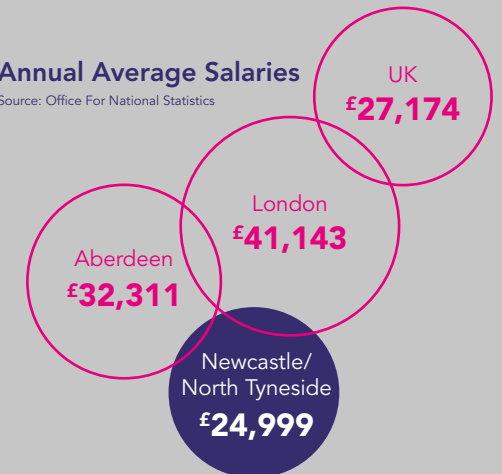
within 30 mins drive time

169,995

within 15 mins drive time

Annual Average Salaries

Source: Office For National Statistics



Travel Distances & Times

Destination	Distance (miles)	Travel time (mins)
A1	1.4	3
A19	2.0	4
Newcastle city centre	5.2	14
Newcastle International Airport	6.8	12
Port of Tyne	9.9	18
Port of Blyth	8.7	16
Teesport	45.8	55

Connectivity

Road Access

Indigo Park is well connected - located to the north of Newcastle upon Tyne, the site offers ease of access to the A1, A19 and A189 arterial routes.

Newcastle International Airport

Newcastle International Airport is just over 10 minutes from Indigo Park and offers direct flights to and from London (Heathrow and Gatwick), Aberdeen, Dubai, Amsterdam, Brussels, Dublin, Paris and over 65 other destinations across Europe.

Port Access

Indigo Park is close to the ports of Tyne, Blyth, Sunderland and Teesport. The deep berth **Port of Tyne**, former winner of Lloyds List Port Operator of the Year, is host to freight operations for a number of large companies including VW, Nissan and Drax Power. Investment of over £120 million in the past ten years has created the infrastructure to deliver continued growth of the port's diverse business. **Teesport** has a capacity of circa 500,000 TEU with 2 container terminals, 5 general cargo berths (all with a depth alongside of 10.9 m, and 3 Ro-Ro berths).



Previous Developments



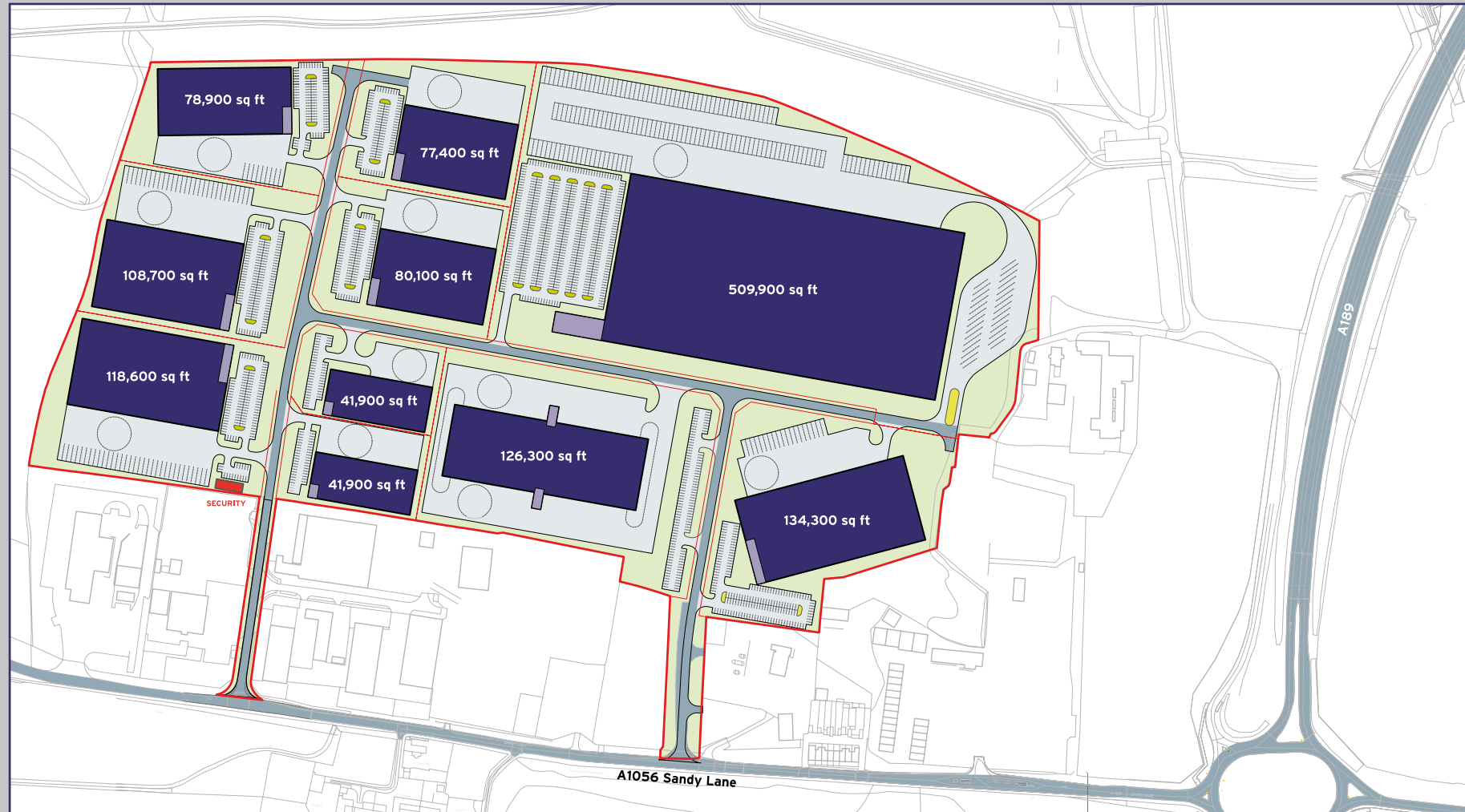
Next Plc. 333,000 sq ft, Doncaster, Yorkshire



Prolog. 220,000 sq ft, Sherwood Park, Notts



Cobalt. 2,000,100 sq ft, North Tyneside



Deliverability

We welcome the opportunity to discuss your property requirement, however bespoke. Our design team can quickly produce plans illustrating a building tailored to your operational needs incorporating features such as high eaves, dock level access and extended office accommodation.

Highbridge Properties Plc.

Formed in 1988, Highbridge Properties Plc has an impressive development track record focussing primarily on industrial/warehousing and out of town office parks schemes.

Within their 12 million sq ft portfolio is Cobalt, North Tyneside, the UK's largest office park, and a 340,000 sq ft state-of-the-art manufacturing plant recently built for BAE Systems in Washington, Tyne & Wear.

Business Support

North Tyneside benefits from a wide range of support for inward investment and economic growth. For further information please contact:

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Further Information

Interested parties are invited to contact the agents.

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Knight Frank
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