



Where
Innovation

Meets
Industry

New Build
■
Industrial Units
■
Washington

The North East's biggest speculative industrial development

Hillthorn Business Park is committed to delivering 600,000 sq ft of the highest quality industrial buildings in a prime Washington location.

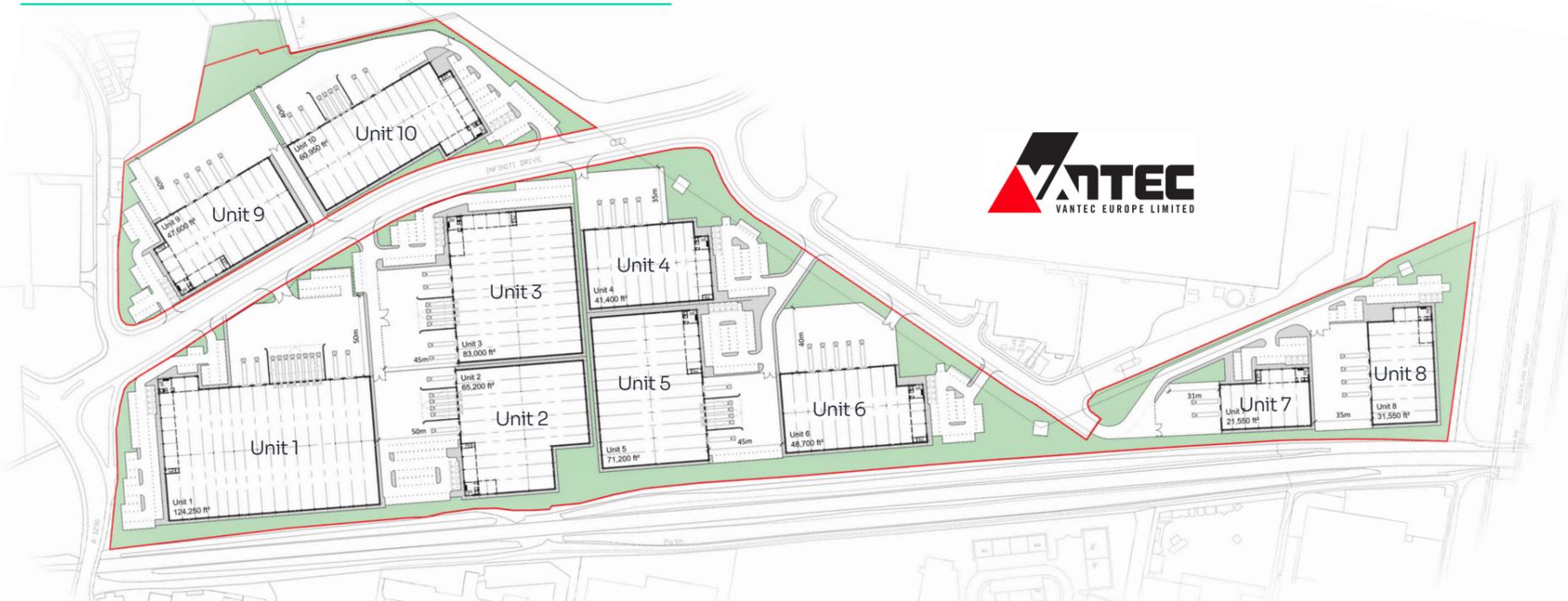
- 600,000 sq ft
- 10 high specification units
- From 21,550 sq ft – 124,250 sq ft
- Planning - E(g), B2 or B8 warehousing use
- On site Autumn 2021
- Delivery Autumn 2022
- Prime Washington location
- Excellent access to the A19 and A1(M)
- Close to Nissan, IAMP and the new Envision AESC Gigafactory
- Multiple east coast port options



Schedule of Units

Unit	Size (sq ft)	Eaves	Loading Doors
1	124,250	15m	4 level 8 docks
2	65,750	12m	2 level 4 docks
3	83,000	12m	4 level 4 docks
4	41,400	12m	4 level
5	71,200	12m	2 level 4 docks

Unit	Size (sq ft)	Eaves	Loading Doors
6	48,700	12m	5 level
7	21,550	8m	2 level
8	31,550	8m	4 level
9	47,650	12m	5 level
10	60,950	12m	4 level 4 docks
Total	596,000		



Unit Specification

- Eaves heights from 8m – 15m
- Floor loading 50kN/m²
- 1 loading door per 10,000 sq ft
- Dock level loading doors on units over 50,000 sq ft
- Offices at first floor level
- Large secure service yards up to 50m
- Ample car parking

Image for illustration purposes only



Strategically Located



Hillary's

Pentland

Magna

Amazon

IAMP

Nissan

Adient

Vantec

A19

Sunderland

Asda

Fowler Welch
Cool Chain

Asda

A1231

Strategically Located

Hillthorn Business Park is accessed off the recently upgraded A1290 which connects to the A1231 via Spire Road. The A1231 Washington Highway is the main east west link between the A1(M) and the A19.

Washington is home to many of the region's biggest manufacturing and distribution occupiers due to its strategic location and ease of access to the national motorway network.

- A1231 - 0.7 miles
- A19 - 1.7 miles
- A1(M) - 4 miles
- Nissan - 1 mile
- Sunderland - 6 miles
- Newcastle upon Tyne - 7 miles
- Port of Tyne - 6 miles
- Port of Sunderland - 7 miles
- Teesport - 38 miles





Hillthorn Business Park

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