

www.catterick52.co.uk

FOR SALE / TO LET

**NEW 52 ACRE LOGISTICS
& MANUFACTURING PARK**

**FROM 16,500 TO 650,000 SQ FT
(1,533 TO 60,386 SQ M)**



CATTERICK 52
J52 A1(M)



A DEVELOPMENT BY

ESHTON 

IN ASSOCIATION WITH

CASTLEVALE



CATTERICK 52
J52 A1(M)



OVERVIEW

- Logistics / manufacturing units available from 16,500 sq ft to 650,000 sq ft
- Design & build opportunities including bespoke facilities designed to suit an occupiers needs
- Planning consent secured, units delivered within 12 months
- Direct motorway access
- Established industrial location
- Large local labour pool of over 1.5 million people within 1 hr drive time





CATTERICK 52
J52 A1(M)



INDICATIVE MASTERPLAN

A

UNIT	SQ FT	SQ M	MIN EAVES HEIGHT
A	40,000	3,716	12m
B	50,000	4,645	12m
C	25,000	2,323	10m
D	25,000	2,323	10m
E	650,000	60,386	18m
F	16,500	1,533	8m
G	16,500	1,533	8m
H	40,000	3,716	12m
I	50,000	4,645	12m
TOTAL	913,000	84,820	

Units are available on a design & build basis from 16,500 to 650,000 sq ft



CATTERICK 52
J52 A1(M)



INDICATIVE MASTERPLAN

B

UNIT	SQ FT	SQ M	MIN EAVES HEIGHT
A	200,000	18,580	18m
B	190,000	17,651	18m
C	260,000	24,155	18m
D	26,000	2,415	8m
E	16,500	1,533	8m
F	16,500	1,533	8m
G	40,000	3,716	12m
H	50,000	4,645	12m
TOTAL	799,000	74,228	

Units are available
on a design & build
basis from 16,500 to
260,000 sq ft



CATTERICK 52
J52 A1(M)



INDICATIVE MASTERPLAN



UNIT	SQ FT	SQ M	MIN EAVES HEIGHT
A	40,000	3,716	12m
B	50,000	4,645	12m
C	25,000	2,323	10m
D	25,000	2,323	10m
E	460,000	42,735	18m
F	16,500	1,533	8m
G	16,500	1,533	8m
H	38,000	3,530	12m
J	37,500	3,484	12m
TOTAL	708,500	65,822	

Units are available
on a design & build
basis from 16,500 to
460,000 sq ft

LOCATION



Catterick 52 is an excellent location, strategically positioned to the west of Junction 52 of the A1(M) approximately 45 miles south of Newcastle upon Tyne and 45 miles north of Leeds.



The site benefits from **excellent road connections** to the North East, Yorkshire and beyond.



Tees & Hartlepool Port
30 miles
Grimsby Immingham Port
107 miles
Liverpool Port
132 miles



Extensive frontage to the A1(M)



LABOUR DEMOGRAPHICS

Catterick 52 draws upon a labour pool with skills suited to manufacturing and logistics.

Wages in this north east region are highly cost effective when compared to distribution hubs with similar reach, and to the UK average.

Suitable skills and sectors in the Catterick catchment



44,200

working in Manufacturing,
Wholesale, Transport and Storage
within 30 minute drive time of the site

31.3% compared to 29.9% in the UK

Comparatively lower wages in a 30 minute drive time of the site



Richmondshire

£555.00

Yorkshire

£569.00

UK

£613.00

Gross Weekly full time pay by place of work

Ready to work



10,000

looking for employment in the
30 minute drive time catchment

38,000

looking for employment
in North Yorkshire

THE DEVELOPER



Eshton is an experienced property developer and investor specialising in all sectors of commercial property. We have been successfully delivering quality development for the past 20 years.

Our close-knit team and professional consultants are very familiar with working hands-on with our customers to understand their individual requirements swiftly and accurately. We take pride in our pragmatic approach, focusing on delivering on programme and on budget.

IN ASSOCIATION WITH



Castlevale Ltd are a North Yorkshire based company with over 30 years experience in the property market. Our innovative approach has delivered some of the largest mixed use planning approvals in the north of England down to small bespoke rural sites.



DELIVERY / PLANNING

Catterick 52 has the benefit of outline planning consent for up to 913,000 sq ft of B1, B2, B8 uses. Plots and buildings can be tailored to an individual occupiers requirements on either a freehold or leasehold basis. Units can now be constructed on a design & build basis within market leading timescales.



Planning secured for
B1, B2 & B8 Uses



Amenity Provision Planned

Within walking distance
of the development



>6 MVA

Available power capacity
to the site

TERMS

Units are available on both freehold and leasehold terms. For further information, please contact the agents.

LEGAL COSTS

Each party to be responsible for their own legal and surveyor costs incurred.

CONTACTS

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