

# NORTH EAST ENGLAND WORKS FOR INVESTORS.



invest

north east  
england

# invest | north east england



Over 6,500 hectares of **developable land**



A labour pool of **1.3m people**



Over 200km of **beautiful coastline**



House prices are **30% lower than the UK average**



'Real wages' among **the best in the country**



**Number 1 car producing region** in the UK



£4bn visitor economy with attractions such as World Heritage sites in **Hadrian's Wall and Durham Cathedral**



Highest university provision per capita, **with two Russell Group universities**



**Tyne and Wear Metro system is the largest of its kind** in the UK outside London



4million passengers a year passing through **Newcastle International Airport**



**Fastest rate of company growth** in the UK outside of London (2014-15)



**The leading UK exporter** and the only UK region with a trade surplus (approx £3bn)

# NORTH EAST ENGLAND WORKS FOR INVESTORS.



## The region offers a **compelling set of opportunities** for developers, investors and end users alike.

It is the English region with the greatest capacity for growth - boasting a wealth of natural assets and resources; available development sites; a skilled workforce and a quality of life envied across the rest of the UK.

The North East will play a key role in the Government's Northern Powerhouse. With impressive prime development land, the region is bursting with untapped potential.

The North East's seven local authority areas, each with its own distinct offer for the market, are showcasing the wide range of opportunities available – and those included in this guide are but a selection of those the North East has to offer. From prime sites suited to commercial offices, to manufacturing and warehousing, retail and leisure developments and residential space, the North East has it all.

The region offers a compelling set of opportunities for developers, investors and end users alike.

The area boasts one of the fastest growing knowledge economies in the UK, and builds on its strong industrial

heritage, as home to major manufacturers including the most productive car plant in Europe, Nissan Motor Manufacturing UK and major international supply chain companies.

The North East is a well-established hub for offshore energy, supported by four ports, positioned down the region's North Sea coastline. Pharmaceuticals and life sciences are also growing sectors, supported by the area's leading edge universities, including Durham and Newcastle.

The area has a thriving financial, professional and business services sector, and is home to a number of big name businesses. From BT to Barclays and Virgin Money to Tesco Bank, the North East offers a unique combination of skilled, flexible, ideally located development sites and excellent connectivity. Public-private sector collaboration helps projects to progress at pace too, meaning the North East will continue to be an area of choice for investors looking for attractive development opportunities.

# OPPORTUNITIES: CITY AND TOWN CENTRE.

## 1. Baltic Business Quarter, Gateshead



Located on the south bank of the River Tyne, the site can accommodate 80,000 m<sup>2</sup> of Grade A office accommodation. The scale of opportunity has the potential to attract regional and international investment through the provision of office accommodation in all formats to meet the full range of end user requirements.

**Size:** 21 ha

**Proposed master plan output:** The site is designated primarily for office development but other uses can include hotel, sport and leisure, and education supported by ancillary retail

**Total investment cost:** £150m

**Site owner/partner:** Gateshead Council

**Site requirements:** Investors and developers

**For more information please contact:**

Gareth Powell | +44 (0) 191 433 3316  
E: garethpowell@gateshead.gov.uk

## 2. Brett Wharf, Gateshead



Brett Wharf is a brand new residential site that sits on the banks of the Tyne, directly opposite Newcastle's quayside and only a short walk to Gateshead's world-famous cultural quarter. Offering stunning views across the river Tyne and the city's landmark bridges, Brett Wharf is set to become a unique and tranquil residential address only minutes from the convenience and vibrancy of Newcastle's centre.

**Size:** 0.5 ha

**Proposed master plan output:** Residential use

**Total investment cost:** £40m

**Site owner/partner:** Carillion Arlington

**Site requirements:** Occupiers and investors

**For more information please contact:**

Neil McMillan | E: neilmcmillan@arlington-uk.com  
Allan Cook | E: allancook@arlington-uk.com  
Chris Ives | E: Christopher.ives@carillionplc.com

### 3. Durham City Park, Durham



The Durham City Park site will combine a high quality office development with an exceptional landscape, including world heritage site views. The site has excellent transport links and is located next to Durham Railway Station on the East Coast mainline and is less than one mile to the A690, providing excellent access to the A1(M). The overall Park area covers around 32 hectares. The site has been divided into four key zones; the Northern Zone will be the first to be developed with two plots available now.

---

**Size:** 11.5 ha/ 49,133 m<sup>2</sup>

**Proposed master plan output:** Office and associated other uses e.g. café, restaurants, shops

**Total investment cost:** £200m plus

**Site owner/partner:** Durham County Council and Durham Constabulary

**Site requirements:** Investors, developers and occupiers

---

#### For more information please contact:

Peter Coe | +44 (0) 3000 262 042  
E: peter.coe@durham.gov.uk

### 4. East Pilgrim Street, Newcastle



East Pilgrim Street represents one of the most strategically important areas of Newcastle city centre. Given its close proximity to the city's shopping centre the northern part of the site has been earmarked for a retail-led development, with the central and southern areas being developed for mixed uses including office, residential and leisure.

---

**Size:** 7.9 ha

**Proposed master plan output:** Mixed use

**Site owner/partner:** Motcomb Estates manages the property portfolio on behalf of the Reuben Brothers who own much of the real estate on East Pilgrim Street, and Newcastle City Council has been working closely with them to accelerate development

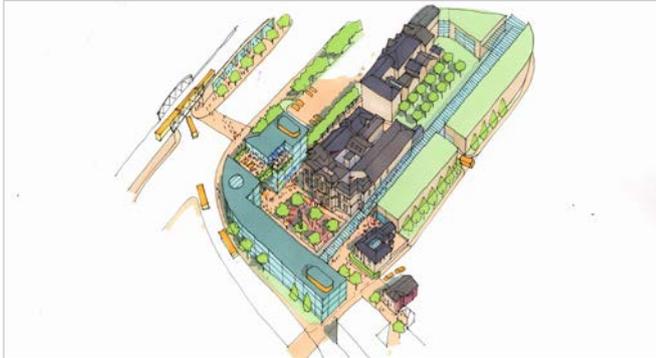
**Site requirements:** Investors and occupiers

---

#### For more information please contact:

Catherine Walker | +44 (0)191 440 5761  
E:catherine.walker@ngi.org.uk

## 5. Gateshead Central, Gateshead



A range of town centre sites are available and allocated for mixed use development including retail, office, hotel, leisure and residential uses.

**Size:** Sites from 0.5 up to 3 ha

**Proposed master plan output:** Town centre mixed use development

**Total investment cost:** £50m

**Site owner/partner:** Gateshead Council

**Site requirements:** Investors and developers

**For more information please contact:**

Gareth Powell | +44 (0)191 433 3316

E: [garethpowell@gateshead.gov.uk](mailto:garethpowell@gateshead.gov.uk)

## 6. Milburngate, Durham



Milburngate is located in the heart of historic Durham city. It is a brand-new, riverside destination, benefiting from 200 metres of river frontage and stunning views south to the World Heritage Site. The masterplan delivers an integrated, mixed-use neighbourhood scheme characterised by its location, views, architecture high quality public realm and amenities.

**Size:** 2.2 ha

**Proposed master plan output:** 5,100m<sup>2</sup> restaurant, retail and leisure space anchored by Everyman cinema, 14,000m<sup>2</sup> Grade A offices, 400 luxury apartments, 400 car spaces, 200m river frontage

**Total investment cost:** £165m

**Site owner/partner:** Carillion Arlington Development Partnership and Richardsons Capital LLP

**Site requirements:** Occupiers and investors

**For more information please contact:**

Neil McMillan | E: [neilmcmillan@arlington-uk.com](mailto:neilmcmillan@arlington-uk.com)

Allan Cook | E: [allancook@arlington-uk.com](mailto:allancook@arlington-uk.com)

Chris Ives | E: [Christopher.ives@carillionplc.com](mailto:Christopher.ives@carillionplc.com)

## 7. Stephenson Quarter, Newcastle



This 4 ha mixed use site is in a prime location just behind Newcastle Central Station. Phase one is complete, comprising of grade A office space, 'The Rocket', Crowne Plaza hotel and a multi storey car park. During the next 12 months further office and leisure space is to be created, with scope for a boutique hotel. Around 160 residential apartments are planned to follow.

---

**Size:** 4 ha

**Proposed master plan output:** Mixed use

**Total investment cost:** £200m

**Site owner/partner:** Clouston Group

**Site requirements:** Investors and occupiers

---

**For more information please contact:**

Catherine Walker | +44 (0)191 440 5761

E: [catherine.walker@ngi.org.uk](mailto:catherine.walker@ngi.org.uk)

## 8. Vaux, Sunderland



Vaux is a 5.2 ha city centre site overlooking the River Wear in Sunderland. Outline planning consent was granted in April 2016 for a large mixed use development providing circa 93,000m<sup>2</sup> of office, leisure, hotel, residential and retail space. Phase one is currently on site, completing in Autumn 2017.

---

**Size:** 5.2 ha / 93,000m<sup>2</sup>

**Proposed master plan output:** Mixed use:  
60,000m<sup>2</sup> offices, up to 200 homes, 2,500m<sup>2</sup> hotel,  
12,000m<sup>2</sup> car parking, 6,000m<sup>2</sup> exhibition / offices

**Total investment cost:** £200m

**Site owner/partner:** Siglion

**Site requirements:** Occupiers for offices, hotel restaurant and retail (up to 150m<sup>2</sup> per unit) and for funding for up to £200m

---

**For more information please contact:**

John Seager

E: [john.seager@siglion.co.uk](mailto:john.seager@siglion.co.uk)

# OPPORTUNITIES: EDGE OF/OUT OF CITY/TOWN.

## 9. Indigo Park, North Tyneside



At 33 ha this latest development site in North Tyneside is 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 3,700m<sup>2</sup> to 139,350m<sup>2</sup>. The site is strategically located near the A1(M) and the A19 affording it excellent transport links.

**Size:** 33 ha

**Proposed master plan output:** Industrial and distribution

**Site owner/partner:** Highbridge Properties PLC, North Tyneside Council

**Site requirements:** Development and investment opportunities

**For more information please contact:**

Sean Collier | +44 (0) 7813 672 799

E: Sean.collier@northtyneside.gov.uk

## 10. Integra 61, Durham



Integra 61 provides the largest scale logistics and manufacturing development the North East has seen in a generation, where up to 185,800m<sup>2</sup> can be delivered bespoke to occupier requirements and is one of the few opportunities in the UK able to deliver such large scale buildings in addition to roadside and residential opportunities. The site sits strategically at junction 61 of the A1(M) at Durham in the heart of the North East which has an excellent labour pool and is close to all main North East ports.

**Size:** 83 ha

**Proposed master plan output:** 41 ha of B2 and B8 uses, 3.4 ha of roadside uses and 7.3 ha of residential

**Total investment cost:** £190m

**Site owner/partner:** Citrus Durham

**Site requirements:** Marketing of pre-lets underway/ seeking occupiers

**For more information please contact:**

Keith Stewart | +44 (0) 191 232 7030

E: keithstewart@naylor.co.uk

Robert Rae | +44 (0) 2476 636888

E: Robert.rae@avisonyoung.com

## 11. NETPark, County Durham



NETPark is a leading science park for companies developing high value innovative products in energy, defence, and medical technologies. A mix of greenfield and brownfield in mature parkland, NETPark includes incubation and grow on space, Durham University facilities and National Centres run by the Centre for Process Innovation in Printable Electronics, Graphene Applications, Healthcare Photonics and Formulations.

---

**Size:** The latest phase of 13 ha of serviced land sits within the 80 ha site

**Proposed master plan output:** Laboratories, offices and high tech manufacturing space

**Total investment cost:** Durham County Council will invest £14.6m in follow on accommodation and infrastructure opening up a further 13 ha of the site

**Site owner/partner:** Durham County Council

**Site requirements:** Developers and occupiers

---

**For more information please contact:**

Peter Rippingale | +44 (0) 3000 265 509  
E: peter.rippingale@durham.gov.uk

## 12. Quorum Business Park, Newcastle



Quorum, in Newcastle, has attracted a number of major 'Northshoring' office projects, including Tesco Bank, Balfour Beatty and Engie. Quorum is also headquarters to a number of leading Newcastle businesses including Greggs PLC, British Engines, Fabricom and NCFE. With 70% let to 24 existing tenants, Quorum has first class demographics and connectivity, with circa 26,941m<sup>2</sup> (290,000sqft) of Grade A offices built and available.

---

**Size:** 8.54 ha

**Proposed master plan output:** Office

**Site owner/partner:** c/o Broadoak Asset Management

**Site requirements:** Occupiers

---

**For more information please contact:**

Fergus Trim | +44 (0)191 287 1149  
E: fergus.trim@broadoak-am.uk

### **13. Wansbeck Business Park, Ashington, Northumberland**



Wansbeck Business Park, is a high quality employment led scheme offering a combination of offices, industrial and trade warehousing accommodation. Located in South East Northumberland, the park is home to a number of major international and local companies, attracted to the quality of the park and superior access to the A189 arterial road which links to the A19, A1 (M) road network. The Park has excellent links to Newcastle International Airport and the Port of Blyth.

**Size:** 5.52 ha

**Proposed master plan output:** Land, office and industrial units for international and regional businesses

**Total investment cost:** £20m

**Site owner/partner:** Arch – The Northumberland Development Company

**Site requirements:** Arch can work with interested parties to tailor solutions to requirements whether it be a direct property solution or land based development options. Arch would also explore possible development partnerships or Joint Ventures (JV) for Wansbeck Business Park

---

**For more information please contact:**

Julie Dodds

+44 (0)1670 528 490 or +44 (0)7802 538 163

E: [Julie.Dodds@Arch-Group.co.uk](mailto:Julie.Dodds@Arch-Group.co.uk)

# OPPORTUNITIES: ENTERPRISE ZONES.

## EXISTING ZONES

### 14. Energy Central, Blyth, Northumberland



Energy Central is a major development opportunity located on the North East sea basin. The site provides access to expansive land development opportunities combined with deepwater access to open sea and associated port services provided by the Port of Blyth.

Energy Central is a hub for national and regional electrical distribution with National Grid, Northern Power Grid and EDF Energy having active operations on the site as well as the Norway UK Interconnector which is the biggest project of this type in the world.

Arch – The Northumberland Development Company, working in partnership with the Port of Blyth, have a selection of prime development opportunities which have Enterprise Zone status across four sites.

**Size:** 218 ha

**Proposed master plan output:** Land, office and industrial units for energy related businesses. Local Development Orders in place to fast track planning and developments

**Site owner/partner:** Arch – the Northumberland Development Company, Port of Blyth and RWE npower

**Site requirements:** Arch and its partners can work with interested parties to tailor solutions to your requirements whether it be a direct property solution or land based development options

**EZ benefits:** 14 ha of Enhanced Capital Allowance and 2.48 ha of Business Rate Discount

#### For more information please contact:

Julie Dodds  
+44 (0)1670 528 490 or +44 (0)7802 538 163  
E: Julie.Dodds@Arch-Group.co.uk

### 15. Neptune Yard, Newcastle



Part of the North Bank of the Tyne, Neptune Yard is one of the UK's six CORE (Centre for Offshore Renewable Engineering) sites. Focusing on businesses which operate in offshore and marine, the site boasts close proximity to the Port of Tyne and river front, 700 tonne heavy load out pad, 1,000 metre deep water quay, 500,000sq ft warehousing, 250T mobile crane capacity, deep water berth dredged and 218m x 32m dry dock facility.

**Size:** 18 ha

**Proposed master plan output:** Industrial/office

**Site owner/partner:** Shepherd Offshore

**Site requirements:** Developers/occupiers

**EZ benefits:** Enhanced Capital Allowance for investment in plant and machinery and Local Development Orders providing fast tracked planning for specified developments

#### For more information please contact:

Catherine Walker | +44 (0)191 440 5761  
E:catherine.walker@ngi.org.uk

**16. Royal Quays Enterprise Park, Port of Tyne, North Tyneside**



This large development area, with potential for a further 20 hectares, is located within the Port of Tyne estate on the north bank of the River Tyne.

With container, RoRo, ferry, bulk, river, road and rail terminal connectivity, and so close to the A19 Tyne Tunnel, the site offers a superb development opportunity that can connect efficiently and effectively to the rest of the UK and Europe.

Royal Quays Enterprise Park is a great opportunity for anyone looking for a large development site that can accommodate a wide variety of commercial uses with excellent connectivity by any or multiple forms of transport.

The Enterprise Zone has also been identified as one of six of the UK's dedicated CORE (Centre for Offshore Renewable Engineering) sites which provides significant incentives for investors. The Port also works closely with the North East LEP and North Tyneside Council to access further funding options.

**Size:** 30 ha

**Proposed master plan output:** Industrial/manufacturing/ distribution

**Site owner/partner:** Port of Tyne

**Site requirements:** Occupiers and JV Development Partners

**EZ benefits:** Enhanced Capital Allowances

**For more information please contact:**

Andy Kahn | +44 (0)191 440 7419  
E: andy.kahn@portoftyne.co.uk

**17. Sunderland Low Carbon Enterprise Zone, Sunderland**



With Europe's most productive car plant Nissan UK located in the city, Sunderland and the North East is recognised globally as the UK's premier automotive and advanced manufacturing area. Offering a range of incentives and with simplified planning processes, Sunderland Low Carbon Enterprise Zone, incorporating Turbine Business Park owned by Barmston Development, is located just off major trunk roads A19 and A1(M) and close to major international automotive supply chain companies. Key investments to date include Vantec Europe's £22.5 Million 417,000 sq ft Vantec warehouse, £6million Washington Business Centre and Greene King's Farm House Inn pub. The site offers excellent infrastructure and nearby transport hubs at Port of Sunderland and Port of Tyne, Newcastle International Airport and Sunderland, Durham and Newcastle train stations.

**Size:** 32.3 ha across three sites close to Nissan UK

**Proposed master plan output:** Development associated with automotive, low carbon vehicle, advanced manufacturing and advanced engineering sectors, including industrial, offices, retail and leisure

**Total investment cost:** £125m

**Site owner/partner:** Sunderland City Council / Barmston Development

**Site requirements:** Development and investment opportunities

**EZ benefits:** Mix of Enhanced Capital Allowances, Business Rates Discounts and simplified planning

**For more information please contact:**

Sunderland City Council Business Investment Team  
+44 (0)191 561 1194  
E: info@makeitsunderland.com

Turbine Business Park  
Simon Hill | HTA Real Estate  
simon.hill@htare.co.uk | +44 (0)191 245 1234

## 18. Swans, North Tyneside



Swans is a state-of-the-art advanced manufacturing and technology hub on the banks of the River Tyne. It caters for class-leading businesses in the renewable and offshore industries, including advanced and marine engineering, subsea, oil, gas and offshore renewable energy. This site offers individual units up to 46,450 m<sup>2</sup>

**Size:** 14 ha

**Proposed master plan output:** Industrial/manufacturing

**Site owner/partner:** North Tyneside Council and Kier Property (development partner)

**Site requirements:** Development and investment opportunities

**EZ benefits:** Business Rates Discounts

### For more information please contact:

Sean Collier | +44 (0) 7813 672 799  
E: Sean.collier@northtyneside.gov.uk

## 19. Ashwood Business Park, Northumberland



Ashwood Business Park is strategically located within South East Northumberland with excellent connectivity including direct access to A1(M) and A19 through the A189 arterial road. It offers good access to Newcastle International Airport and the Port of Blyth.

The park was developed in 2003 and already houses Europe's most advanced paint and coatings production plant as well the HQ for a major housing organisation. Ashwood Business Park has Enterprise Zone status, meaning businesses can benefit from Enhanced Capital Allowances on plant and machinery from April 2017.

**Size:** 25 ha

**Proposed master plan output:** Office and industrial facilities for advanced manufacturing, process and pharmaceutical activities

**Total investment cost:** £100m

**Site owner/partner:** The Homes and Communities Agency (HCA)

**Site requirements:** Arch can work with interested parties to tailor solutions to requirements whether it be a direct property solution or land based development options. Arch would also explore possible development partnerships or Joint Ventures (JV) for Ashwood Business Park.

**EZ benefits:** Enhanced Capital Allowances

### For more information please contact:

Julie Dodds  
+44 (0)1670 528 490 or +44 (0)7802 538 163  
E: Julie.Dodds@Arch-Group.co.uk

**20. Follingsby South, Gateshead**



The site has excellent access to the strategic road network and lies immediately south of Follingsby Park, which has already delivered 97,702 m<sup>2</sup> of industrial accommodation. The site will continue to support the region’s growth in key sectors, cementing its reputation as the premier distribution park in the North East.

**Size:** 22 ha/90,000m<sup>2</sup>

**Proposed master plan output:** Employment land designated for distribution, logistics and manufacturing uses

**Total investment cost:** £75m

**Site owner/partner:** Sir Tom Cowie Foundation

**Site requirements:** Occupiers

**EZ benefits:** Business Rates Discounts

**For more information please contact:**  
Gareth Powell | +44 (0)191 433 3316  
E: garethpowell@gateshead.gov.uk

**21. Hawthorn Business Park, Durham**



This brownfield site is close to the Business Parks of Seaham and Peterlee, eight miles south of Nissan. Two minutes from the A19, the site has been remediated for industrial use and has outline approval for B1,B2 and B8 uses and has connectivity to power and telecoms to be wired and connected for the first occupier.

**Size:** 20.33 ha net developable area

**Proposed master plan output:** Industrial and Warehousing

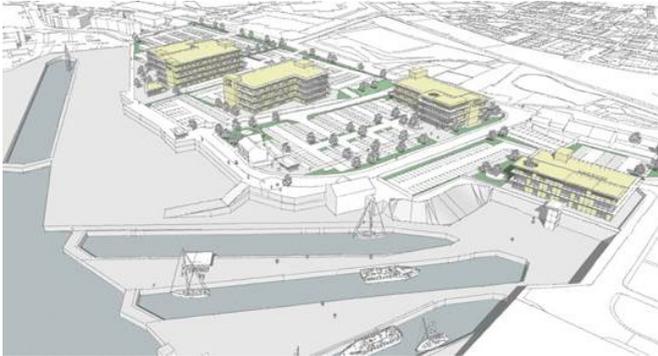
**Site owner/partner:** Durham County Council

**Site requirements:** Developers and Occupiers

**EZ benefits:** Business Rates Discounts

**For more information please contact:**  
Peter Rippingale | +44 (0) 3000 265 509  
E: peter.rippingale@durham.gov.uk

## 22. Holborn Riverside Office Quarter, South Shields



Holborn Riverside development will create 31,500 m<sup>2</sup> Grade A office accommodation in the coastal town of South Shields. An Enterprise Zone site with excellent access to the main road networks and town centre public transport. The development will link to the £100m South Shields 365 town centre regeneration scheme.

---

**Size:** 4.5 ha with 31,500m<sup>2</sup> office accommodation development

**Proposed master plan output:** Grade A office accommodation with proportion of mixed use

**Site owner/partner:** South Tyneside Council

**Site requirements:** Looking for developers and occupiers

**EZ benefits:** Business Rates Discounts

---

### For more information please contact:

John Scott | +44(0)191 424 6250

E: [John.scott@southtyneside.gov.uk](mailto:John.scott@southtyneside.gov.uk)

## 23. International Advanced Manufacturing Park (IAMP), Sunderland/South Tyneside



IAMP is a joint venture between Sunderland and South Tyneside councils, to be located in the area north of Sunderland's Nissan Motor Manufacturing plant and major international supply chain companies, adjacent to the A19 and with excellent links to the A1(M). The park – ready for development in 2019 – will have a vital role to play in making suitable land available for commercial development for advanced manufacturing and European scale supply chain industries, providing the opportunity to maximise links with Nissan UK and other high value automotive industries, as well as the local infrastructure assets, including the ports, airports and road infrastructure.

---

**Size:** 100 ha with 260,000m<sup>2</sup> of developable floorspace

**Proposed master plan output:** Industrial, manufacturing & R&D use

**Total investment cost:** Anticipated £295m private sector investment

**Site owner/partner:** Sunderland City Council and South Tyneside Council

**Site requirements:** Development and investment opportunities

**EZ benefits:** Enhanced Capital Allowances

---

### For more information please contact:

Sunderland City Council Business Investment Team  
+44 (0)191 561 1194

E: [info@makeitsunderland.com](mailto:info@makeitsunderland.com)

**24. Newcastle International Airport Business Park, Newcastle**



Set to be one of the region’s most strategically important developments, Newcastle International Airport Business Park’s master plan includes provision for 16,258 m<sup>2</sup> of Grade A offices and 41,805m<sup>2</sup> of distribution, freight and warehousing. Located adjacent to Newcastle Airport, and six miles from the city centre, the development is well connected locally, nationally and globally.

- 
- Size:** 20 ha
  - Proposed master plan output:** Office, distribution, freight and warehousing
  - Site owner/partner:** Newcastle International Airport
  - Site requirements:** Occupiers
  - EZ benefits:** Business Rates Discounts

---

**For more information please contact:**  
 Catherine Walker | +44 (0)191 440 5761  
 E:catherine.walker@ngi.org.uk

**25. Port of Sunderland**



The second largest municipal port in the UK and boasting warehousing space of 18,000m<sup>2</sup>, Port of Sunderland represents a prime opportunity for investors looking for a blank canvas on which to make their mark. Accessible from the North Sea 24 hours a day, 365 days a year, and with flexible and competitive rates, the port also boasts Enterprise Zone status, with 8.3 ha providing 49,930m<sup>2</sup> of estimated new floor space offering benefits and incentives from spring 2017. With excellent road links to the A19 and A1(M) and new £0.6m rail freight handling capability as well as investment in new materials handling capabilities, craneage and prime hardstanding of 30,000m<sup>2</sup> the port is suitable for a range of end uses.

- 
- Size:** 100 ha
  - Proposed master plan output:** Import and export facilities for manufacturing, industrial and logistics use
  - Total investment cost:** £40m
  - Site owner/partner:** Sunderland City Council
  - Site requirements:** Development and investment opportunities
  - EZ benefits:** Enhanced Capital Allowances

---

**For more information please contact:**  
 Sunderland City Council Business Investment Team  
 +44 (0)191 561 1194  
 E: info@makeitsunderland.com

## 26. Ramparts Business Park, Northumberland



Ramparts Business Park is a highly successful, multi-occupied site located to the North of Berwick upon Tweed with immediate access to the A1(M). The park benefits from Enterprise Zone status for business rate discount allowances from April 2017. The park features existing office and industrial premises with land investment opportunities available.

---

**Size:** 6.8 ha

**Proposed master plan output:** Land, office and industrial units

**Total investment cost:** £10m

**Site owner/partner:** Arch - The Northumberland Development Company

**Site requirements:** Arch can work with interested parties to tailor solutions to requirements whether it be a direct property solution or land based development options. Arch would also explore possible development partnerships or Joint Ventures (JV) for Ramparts Business Park.

**EZ benefits:** Business Rates Discounts

---

**For more information please contact:**

Julie Dodds

+44 (0)1670 528 490 or +44 (0)7802 538 163

E: Julie.Dodds@Arch-Group.co.uk

## 27. Tyne Dock Enterprise Park, Port of Tyne, South Shield



As part of the Port of Tyne, Tyne Dock Enterprise Park can benefit manufacturers immediately as it is fully integrated into a mature logistics infrastructure. With container, RoRo, ferry, bulk cargo, road and rail connectivity, the site offers a superb development opportunity to support and enhance the region's strong engineering and manufacturing sectors.

---

**Size:** 7.1 ha with 550m of direct riverside frontage and link to Port's main deep water heavy duty quay

**Proposed master plan output:** Industrial/ manufacturing/ distribution/ offshore hub

**Site owner/partner:** Port of Tyne

**Site requirements:** Occupiers and JV Development Partner

**EZ benefits:** Enhanced Capital Allowances, Streamlined Planning Process

---

**For more information please contact:**

Andy Kahn | +44(0)191 455 2671

E: Andy.Kahn@portoftyne.co.uk

# THE HANRO GROUP

THE HANRO GROUP IS A SUBSTANTIAL PRIVATE PROPERTY INVESTMENT GROUP BASED IN NEWCASTLE, FOUNDED IN 1921.

The group has a net value in excess of £120m.

The executive team - led by Adam Serfontein, who has been with the group for 17 years - has a detailed knowledge of the regional financial and commercial property markets and a proven track record of performance.

Hanro has, over the course of the last year, sold a substantial proportion of its portfolio and has completed a group restructure. It is now embarking upon an investment acquisition programme and is seeking to acquire property investments throughout the north of England, and major cities of the UK.

*The Hanro Group has a long term commitment to the property sector and the North of England.*

Telephone: 00 44 191 261 1777 | Email: [ajs@hanrogroup.co.uk](mailto:ajs@hanrogroup.co.uk)

## Real Estate Expertise National Excellence Northern Value

UK Top 100 law firm Ward Hadaway provides City-quality legal services without City costs.

We are a significant legal presence in the real estate market, acting for a number of national housebuilders, public sector and commercial developer clients working across the UK.

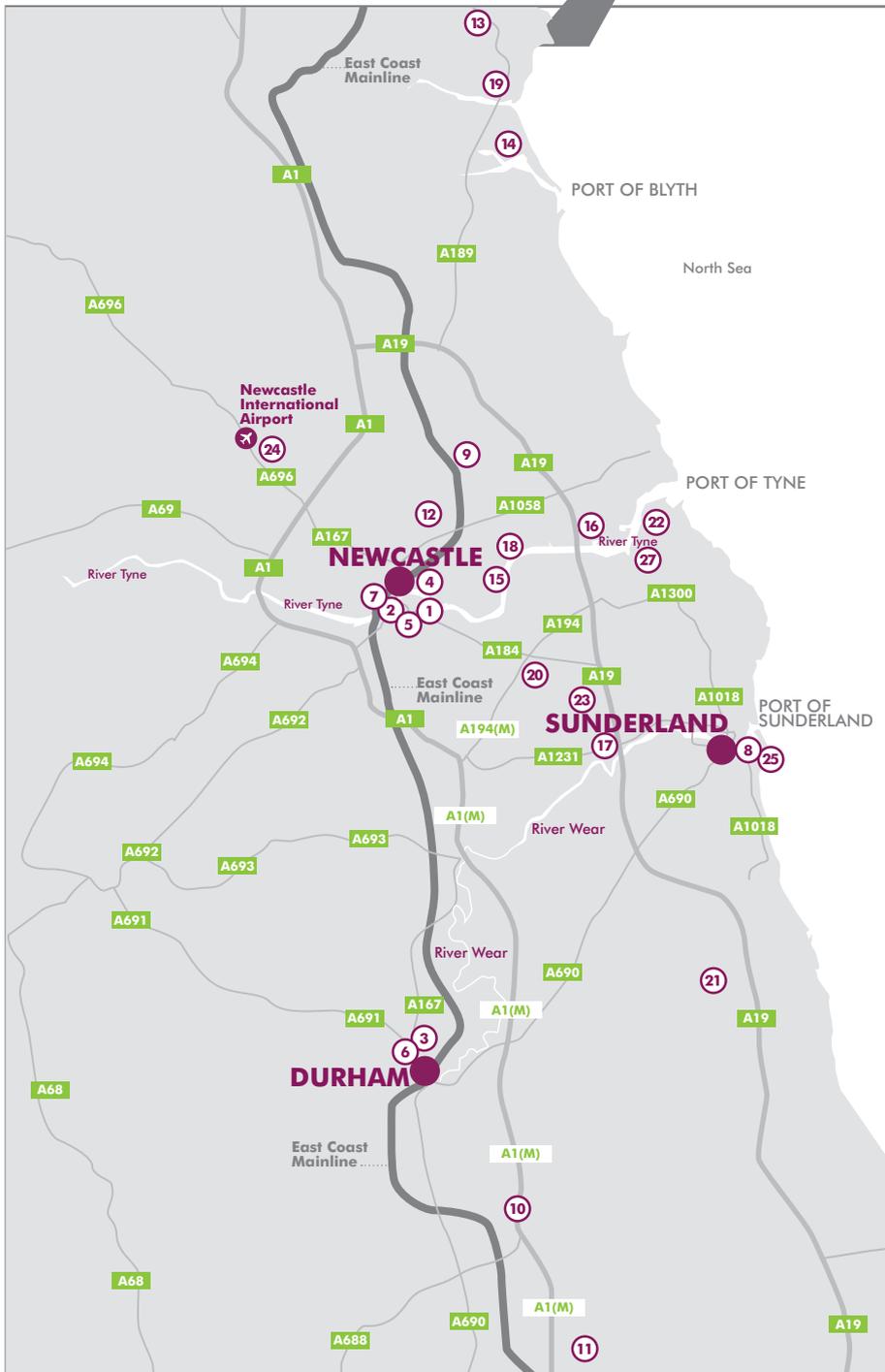
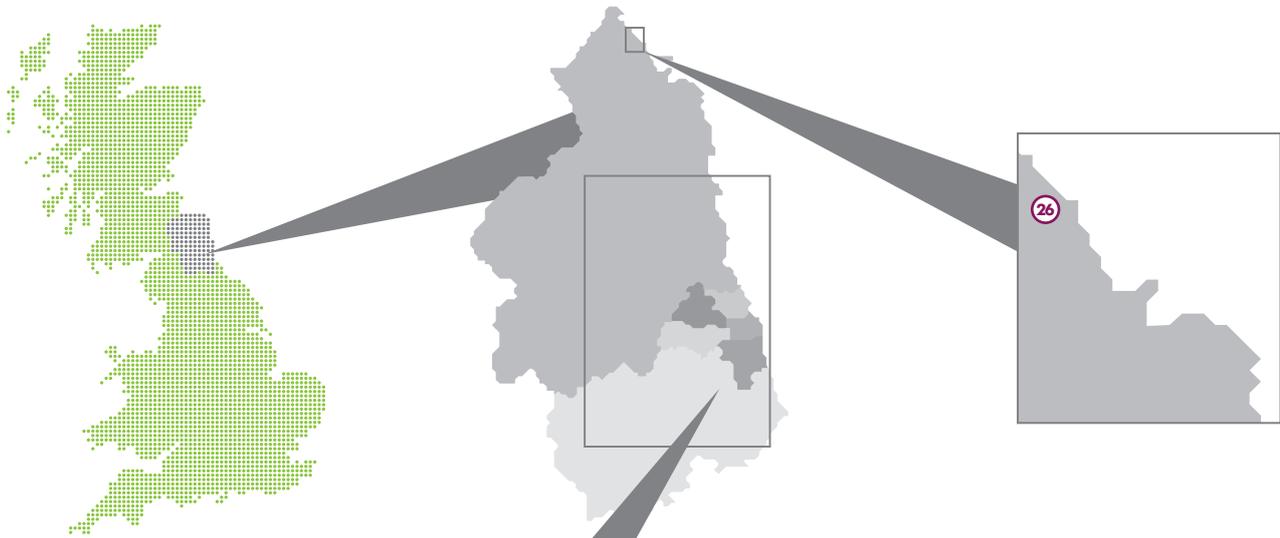
Our award-winning team of over 70 dedicated property specialists offers a full service for any real estate project - from site identification to planning, through construction to eventual disposal, and everything in between.

Crucially, as a Northern law firm for national business, we are able to manage our costs and therefore yours, so you get the commercially astute, high quality service you demand, but at a price which gives you the competitive edge.

Find us on the Invest North East stand at MIPIM UK 19-21st Oct 2016, or at [www.wardhadaway.com](http://www.wardhadaway.com)

Newcastle | Leeds | Manchester

**wardhadaway**  
law firm



### CITY AND TOWN CENTRE.

1. Baltic Business Quarter, Gateshead
2. Brett Wharf, Gateshead
3. Durham City Park, Durham
4. East Pilgrim Street, Newcastle
5. Gateshead Central, Gateshead
6. Milburngate, Durham
7. Stephenson Quarter, Newcastle
8. Vaux, Sunderland

### EDGE OF/OUT OF CITY/TOWN.

9. Indigo Park, North Tyneside
10. Integra 61, Durham
11. NETPark, County Durham
12. Quorum Business Park, Newcastle
13. Wansbeck Business Park, Ashington, Northumberland

### ENTERPRISE ZONES: EXISTING ZONES.

14. Energy Central, Blyth, Northumberland
15. Neptune Yard, Newcastle
16. Royal Quays Enterprise Park, Port of Tyne, North Tyneside
17. Sunderland Low Carbon Enterprise Zone, Sunderland
18. Swans, North Tyneside

### ENTERPRISE ZONES: NEW 2017.

19. Ashwood Business Park, Northumberland
20. Follingsby South, Gateshead
21. Hawthorn Business Park, Durham
22. Holborn Riverside Office Quarter, South Shields
23. International Advanced Manufacturing Park (IAMP), Sunderland/South Tyneside
24. Newcastle International Airport Business Park, Newcastle
25. Port of Sunderland
26. Ramparts Business Park, Northumberland
27. Tyne Dock Enterprise Park, Port of Tyne, South Shields

## NORTH EAST ENGLAND WORKS FOR INVESTORS.

Invest North East England is a gateway through which developers, investors and occupiers can find out about the key properties, sites and development opportunities available in the North East of England.

### To find out more:

---



@InvestNEEngland



enquiries@investnortheastengland.co.uk



07825 430315

---

[www.investnortheastengland.co.uk](http://www.investnortheastengland.co.uk)

Supported by

---

**siglion.**

 **INTEGRA61**  
DURHAM

**wardhadaway**  
lawfirm

**QUORUM**  
BUSINESS PARK

THE HANRO GROUP

