



NORTH EAST ENGLAND WORKS FOR INVESTORS





Over 6,500 hectares of
developable land



A labour pool of
1.3m people



Over 200km of
beautiful coastline



House prices are
**45% 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 the
World Heritage sites of
**Hadrian's Wall and
Durham Cathedral**



Highest university provision per
capita, with **five world-leading
universities**



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



Nearly 5.5 million passengers
a year travelling through
**Newcastle International
Airport**



The North East is firmly
plugged into **global digital
infrastructure**, with a high
capacity fibre route linking
it to mainland Europe and
the USA.



The fastest growing
digital sector
outside of London



NORTH EAST ENGLAND OFFERS A COMPELLING SET OF OPPORTUNITIES FOR DEVELOPERS, INVESTORS AND END USERS ALIKE

It is a region with a significant capacity for growth and investment – boasting a wealth of available development sites, a skilled workforce and a quality of life envied across the rest of the UK.

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

North East England's seven constituent local authority areas offer tremendous investment and development opportunities. This guide showcases a wide range of the opportunities available in:

- County Durham
- Gateshead
- Newcastle
- North Tyneside
- Northumberland
- South Tyneside
- Sunderland

Ranging from prime city-centre sites for commercial offices, retail and leisure, to edge/out of town manufacturing and warehousing, with a fantastic array of residential opportunities and enterprise zones, the North East has it all.

The region is not only home to the UK's fastest growing digital tech cluster outside London, but also continues to build on its strong industrial heritage, as home to world-class innovative manufacturers including the most productive car plant in Europe operated by Nissan, and many major international supply chain companies.

The North East is a well-established hub and gateway 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 five cutting edge universities, including Durham and Newcastle.

The region has a thriving financial, professional and business services sector, and is home to a number of big name businesses. From BT to Barclays, and Accenture to Tesco Bank, as well as digital disruptor Atom Bank, the North East offers a unique combination of skilled and flexible labour, ideally located development sites and excellent connectivity, including the second largest airport in the North of England – Newcastle International.

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 Quarter, Gateshead



Adjacent to Gateshead Quays, Baltic Quarter comprises approximately 10.66 hectare (26.35 acre) of development land that is in Council ownership and is located close to the iconic River Tyne.

Baltic Quarter forms part of an aspirational project for Gateshead Council bringing forward the site and maximising its Gateshead Quays riverside regeneration.

Baltic Quarter is already a destination of choice for high growth businesses and a thriving urban cluster of high technology companies and their supporting cast of universities, students and professional services.

Size: 10.66 ha

Proposed master plan output: The site provides opportunities for mixed-use office, residential, leisure and ancillary retail development to support a thriving, vibrant community of entrepreneurs.

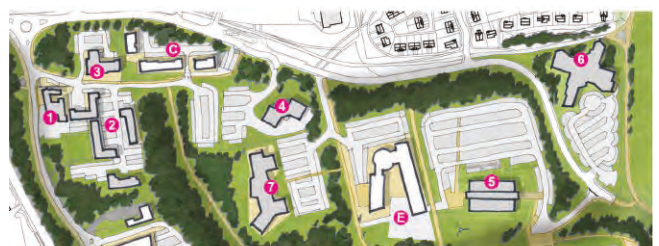
Site owner/partner: Gateshead Council

Site requirements: Developers

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2. Durham City Park, Durham



Existing Buildings

1. Aykley Heads House (Listed)
2. Aykley Heads Business Centre
3. Northumbria House
4. Salvus House

5. Durham Police HQ
6. Rivergreen Centre
7. Proposed Office block

Development Plots

- Plot C - 0.6 ha
Plot E - 1.3 ha

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 ha. 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

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

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3. East Pilgrim Street, Newcastle



East Pilgrim Street represents one of the most strategically important areas in Newcastle City Centre. A landmark gateway development adjacent to the retail core, the regeneration of East Pilgrim Street is a transformational three-phase development. Phase 1 has received planning permission for the site's first commercial building, that will see the empty Bank of England plot being replaced with Bank House, a 14-storey 120,000 ft² Grade A landmark office building. The site also includes Pilgrim's Quarter, currently home to Stack - Newcastle's container village community. The Old Fire Station also provides an exciting leisure development opportunity.

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: Leisure development partner and occupiers

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4. Gateshead Quays, Gateshead



Gateshead Council is working in partnership with award winning property developer Ask Real Estate and leading investment and development manager PATRIZIA UK to bring forward a £260m scheme located directly opposite the Gateshead Millennium Bridge and between the iconic buildings of Sage Gateshead and BALTIC Centre for Contemporary Art, creating a vibrant new destination on the River Tyne waterfront.

Size: 4 ha

Proposed master plan output: Mixed use comprising a 12,500 seat state of the art arena; conference and exhibition centre; leisure; hotels; public realm and car parking

Total investment cost: £260m

Site owner/partner: A partnership between Ask Real Estate, PATRIZIA UK and Gateshead Council

Site requirements: Investors and occupiers

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5. Giants of the Quayside, Newcastle



Giants on the Quayside is set to be one of Europe's best waterfront experiences, located in Newcastle upon Tyne.

This is a new destination for leisure, sport, food and drink – built around a 140-metre giant observation wheel, dubbed The Whey Aye.

Creating up to 800 jobs, the Giants on the Quayside development will span 344,445 ft² (32,000 m²) and will be located on the former Spillers Flour Mill site, which was demolished in 2011.

The Whey Aye will be 16 ft (5m) taller than the London Eye, making it the tallest observation wheel in Europe.

The development will also feature a new destination food and beverage experience called The Giant's Quay, a family entertainment centre, giant sport deck and state-of-the-art virtual golf club called The Quayside Golf Club.

Size: 3.3 ha

Proposed master plan output: Café, bars, restaurants, leisure, family entertainment and sport

Total investment cost: £100m

Site owner/partner: The World Wheel Company

Site requirements: Investors, occupiers, leisure and retail.

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6. Milburngate, Durham



Milburngate is a 450,000 ft² mixed-use development that sits at the heart of the region. Comprising bespoke offices, PRS apartments, a hotel and the city's best bars and restaurants, occupiers already include an Everyman Cinema, Miller & Carter, Premier Inn and Bar + Block.

Located in Durham City, on the banks of the River Wear, Milburngate provides occupiers with a unique opportunity to take advantage of grade-A office space, high-specification retail and leisure and luxury apartments in the north east's most prestigious development, with convenient access to the region's transport network and extensive talent pool. Phase one will be ready to occupy in Q1 2021 and once complete, Milburngate will offer a blend of architectural excellence and public spaces where people live, work and relax, all framed by unrivalled views of the Durham Castle and Cathedral World Heritage Site.

Size: 2.2 ha

Proposed master plan output: 5,100 m² restaurant, retail and leisure space anchored by Everyman Cinema, Miller & Carter, Premier Inn and Bar + Block, 14,000 m² Grade A offices, 153 luxury apartments, 92 bed hotel, up to 600 on-site car spaces, 200m river frontage.

Total investment cost: £165m

Site owner/partner: Arlington / Richardson

Site requirements: Occupiers and investors

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7. Newcastle Helix, Newcastle



A £350m flagship site that brings together a community of academics, industry leaders, businesses and top researchers in a new innovation community. Located in Newcastle's city centre, it is purpose-built to enable the commercialisation of new products and services. It is the UK's biggest urban development of its kind outside of London, combining prestigious commercial and residential space with first-class research and education facilities. Home to the UK's National Innovation Centres for Data and Ageing and significant university research assets, it offers opportunities to capitalise on academic excellence to drive growth.

Size: 9.7 ha

Proposed master plan output: Science, Technology and Innovation cluster: office, residential and academic

Site owner/partner: A partnership between Newcastle City Council, Newcastle University and Legal & General

Site requirements: Occupiers

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8. Stephenson Quarter, Newcastle



Adjacent to Newcastle Central Station and set to become a leading office and knowledge district. A successful Phase 1 is already complete, with a new 4* hotel, multi-storey car park, high spec conference / music venue and fully occupied Grade A office space. Newcastle City Council is in the process of securing a development partner to deliver Phase 2, which will include office space for tech driven businesses, residential space and other complementary uses.

Size: 4 ha

Proposed master plan output: Mixed use

Total investment cost: £200m

Site owner/partner: Newcastle City Council

Site requirements: Occupiers

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9. Vaux, Sunderland



Standing on the edge of Sunderland's riverside and in the heart of the City Centre, the former Vaux Brewery is a 5.2 ha development site that is emerging as an exciting new city centre district. The flagship development on the site, THE BEAM, is set to be occupied by online grocer Ocado who are creating 300 new jobs, with 39,000 ft² of office space still available. Work will soon start on City Hall, a new public sector hub where 2,000 people will work, and there are plans afoot for residential, office and leisure developments to build out this exciting part of Sunderland city centre.

Size: 5.2 ha

Proposed master plan output: Mixed use

Total investment cost: £200m

Site owner/partner: Sunderland City Council

Site requirements: Occupiers for offices, hotel restaurant and retail (up to 150 m² per unit) and for funding for up to £200m

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OPPORTUNITIES: EDGE OF/OUT OF CITY/TOWN

10. Cobalt Park, North Tyneside



A world-class North East location housing world-class businesses, space available from 5,000 to 60,000 ft² and additional capacity for bespoke developments, 20 major occupiers across multiple sectors, 2 million ft², 14,000+ workforce, employment catchment of over 1.1 million, unrivalled public transport links and the largest purpose-built Data Centre campus in Europe.

Size: 101 ha

Proposed master plan output: Office Park/ Retail/ Data Centres

Site owner/partner: Highbridge Properties Plc

Site requirements: Investors and occupiers

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11. Forrest Park, County Durham



Forrest Park is strategically located on Junction 59 of the A1(M) and equates to 47 ha and has secured outline planning permission for over 1.74m ft² of B1c, B2 & B8 accommodation for manufacturing and logistics including a trade park, ancillary roadside food offerings, a public house and a restaurant. The park is an extension of Aycliffe Business Park and when combined together will be the largest business park in the North East. The site has a large labour pool and is close to all the main North East ports and has the potential to incorporate a rail freight connected building. The North East LEP has invested £13million on the Forrest Park enabling works comprising of a new highways access, service connections including a 24 MVA substation. The site offers occupiers bespoke manufacturing and logistics buildings ranging from 5,000 ft² – 573,500 ft² on both a leasehold and freehold basis.

Size: 47 ha

Proposed master plan output: Industrial & Logistics accommodation up to 1.74m ft²/ Public House/ Restaurant/ 60 Bed Hotel

Site owner/partner: Forrest Park LLP / Richardson Barberry

Site requirements: Marketing of Pre-lets / Pre-sales underway / seeking occupier and investors

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12. Indigo Park, North Tyneside



Indigo Park is a 33 ha development site offering the opportunity for bespoke manufacturing and distribution buildings, from 40,000 ft² to 1.5 million ft² and land for sale to owner occupiers. The site is located to the immediate north of Newcastle upon Tyne with easy access to the A1.

Size: 33 ha

Proposed master plan output: Manufacturing and warehousing

Site owner/partner: Highbridge Properties PLC

Site requirements: Investors and occupiers

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13. Integra 61, County Durham



Integra 61 provides the largest scale logistics and manufacturing development the North East has seen in a generation, where up to 281,000 m² can be delivered bespoke to occupier requirements. It is one of few locations in the UK able to deliver such large scale buildings in addition to roadside and residential opportunities. A pre-let of 180,000 m² to a large occupier is due for completion mid-2020 and infrastructure works are now complete. The site sits strategically at junction 61 of the A1(M) at Durham in the heart of the North East. It 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: Occupiers

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14. Infinity Park, South Tyneside



The Infinity Park development was completed in August 2018 and provides high spec industrial premises with internal haunch height of 6 metres. The last available unit offers 13,739 ft² warehouse/industrial space as well as 1,081 sq ft office space and 1,081 ft² mezzanine and includes on-site parking and a secure service yard. Infinity Park is part of the Monkton estate which has rapidly developed into a key business location. The site provides a range of office and industrial facilities with excellent links to the A19 and A1(M), the Port of Tyne, the International Advanced Manufacturing Park (IAMP) and Nissan's car plant.

Size: 0.51 ha

Proposed master plan output: Industrial

Total investment cost: £5m

Site owner/partner: Hellens Group

Site requirements: Investors and occupiers

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15. 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

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16. Northumberland Business Park, Northumberland



Northumberland Business Park is well established business park, offering excellent connectivity with immediate access to the A19 trunk road linking to the A1M. The sites convenient location as an edge of City location provides an ideal location for international businesses looking to draw on the regions skilled talent pool. Current investors at the Park include a major logistics facility for the automotive sector as well as a cluster of national technology manufacturing businesses who benefit from being in close proximity to Newcastle International Airport.

Size: 13.1 ha

Proposed master plan output: The site provides opportunity for office accommodation and some light industrial development

Site owner/partner: Northumberland County Council

Site requirements: Investors, developers and occupiers

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17. Quorum Business Park, North Tyneside



Quorum, in North Tyneside, 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 North East 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 to 180,000 ft² of Grade A offices built and available.

Size: 21.4 ha

Proposed master plan output: Office

Site owner/partner: c/o Broadoak Asset Management

Site requirements: Occupiers

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18. Wansbeck Business Park, 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 by 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 high quality industrial units for international and regional businesses

Site owner/partner: Advance Northumberland

Site requirements: Investors, occupiers and developers

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19. West Hartford Business Park, Northumberland



West Hartford Business Park is an strategic employment site linked to wider economic development in Cramlington, Northumberland. The site provides an ideal edge of urban location which extends to 52 hectares in total and adjoins a significant pharmaceutical manufacturing cluster made up of Aesica Pharmaceuticals, Merck, Sharpe Dhome (MSD) and Sterling Pharma. The site is access from A192 dual carriageway linking to the national motorway network via the A19 and A1M.

Size: 52 ha

Proposed master plan output: The site provides opportunity for high specification manufacturing and industrial development

Site owner/partner: Homes England

Site requirements: Investors, developers and industrial occupiers

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OPPORTUNITIES: ENTERPRISE ZONES

20. Energy Central, Northumberland



Energy Central is a major portlinked development opportunity located on the North East sea basin. The site provides access to expansive land development opportunities, combined with £30m investment, to provide more deep-water quayside 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 its kind in the world. Energy Central have a selection of prime development opportunities with Enterprise Zone status across four sites.

Size: 218 ha

Proposed master plan output: Land, office and industrial units for energy related businesses

Site owner/partner: Advance Northumberland, Port of Blyth and RWE npower

Site requirements: Investors, occupiers and developers

EZ benefits: Enhanced Capital Allowance and Business Rate Discount incentives

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21. Neptune Yard and Offshore Technology Park, Newcastle



Part of the North Bank of the Tyne, Neptune Yard and Offshore Technology Park is one of the UK's six CORE (Centre for Offshore Renewable Engineering) sites. Focusing on businesses which operate in offshore and subsea, 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, 500,000 ft² warehousing, 250T mobile crane capacity, deep water berth dredged and 218m x 32m dry dock facility. It is also home to Tyne Subsea, a national Research and Development centre for subsea engineering.

Size: 18 ha

Proposed master plan output: Industrial, office, Research and Development

Site owner/partner: Shepherd Offshore and Newcastle City Council

Site requirements: Occupiers

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

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22. 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 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

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23. Sunderland Low Carbon Enterprise Zone, Sunderland



With Nissan NMUK 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 and the International Advanced Manufacturing Park (IAMP) are located just off major trunk roads the A19 and A1(M) and close to major international automotive supply chain companies. Key investments to date include SNOB UK, a French company designing and manufacturing a range of automotive parts, 235,000 ft² warehouse and CESAM, a 126,279 ft² manufacturing and teaching facility in the heart of IAMP. 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: 25.95 ha

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 / Henry Boot Development

Site requirements: Development and investment opportunities

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

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Turbine Business Park
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24. Swans Offshore Energy Park, North Tyneside



Swans is a development opportunity for the offshore energy, subsea and marine industries. The riverside site, which is six miles from the North Sea and only 96 nautical miles from Dogger Bank, provides a fully operational 300m deep water quay with draught of up to 9.1m and heavy load out facilities at up to 10 tonne per m². North Tyneside Council is seeking interest in Swans, for sale or lease, to develop the site to service the offshore energy sectors and supply chain.

Size: 12.94 ha

Proposed master plan output: Industrial/ manufacturing

Site owner/partner: North Tyneside Council

Site requirements: Developers and Investors

EZ benefits: Simplified Planning Regime

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25. 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 site already houses Azko Nobel – Europe’s most advanced paint and coatings production plant. Ashwood Business Park has Enterprise Zone status, meaning businesses can benefit from Enhanced Capital Allowances on investment made on plant and machinery.

Size: 16.3 ha

Proposed master plan output: Industrial facilities for advanced manufacturing, logistics and electronics

Site owner/partner: Advance Northumberland

Site requirements: Investors, occupiers and developers

EZ benefits: Enhanced Capital Allowances

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26. Follingsby Max, Gateshead



Follingsby Max is one of the largest industrial/logistics build-to-suit opportunity in Gateshead. It has consent for units from 100,000 ft² up to 2.5 million ft², and up to 28m high. The scheme accesses the A1(M) via the A194(M). It benefits from up to 15.2 MVA of power and has Enterprise Zone status. The site reached practical completion earlier this year and is available now, ready to receive potential occupiers.

Size: 100,000 ft² to 2.5 Million ft² up to 28m height

Proposed master plan output: Industrial and Logistics Warehouses

Total investment cost: £175m

Site owner/partner: Highgrove Group

Site requirements: Perfect for logistics and manufacturing occupiers serving the nation, region or the automotive and industrial supply chains in the North East

EZ benefits: Business Rates Discount

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Kerry Walker

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27. Jade Business Park, County Durham



A new 55-acre enterprise zone status development site adjacent to the A19, County Durham, with opportunities for bespoke manufacturing/ distribution buildings up to 1 million ft². A first phase of speculatively built space totalling 155,000 ft² completes construction in early summer 2020 for B2 and B8 use. A fully serviced, engineered and level site with first phase infrastructure complete, a new service road links directly to the A19 dual carriageway. Available for the development of bespoke buildings now.

Size: 22 ha

Proposed master plan output: Manufacturing/ distribution

Site owner/partner: Highbridge Properties Plc

Site requirements: Investors/ occupiers

EZ benefits: Business Rates Discount

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28. Holborn Riverside Office Quarter, South Tyneside



Holborn Riverside Development is a £200m regeneration scheme in South Shields which will transform the site into a bustling riverside quarter for high quality offices, housing and a cultural offer. The development will include 200,000 ft² Grade A office space with Enterprise Zone benefits offering up to five years business rates discount for occupiers. The quarter will also offer a blend of executive homes, apartments and starter homes. The development will link to the £100m South Shields 365 town centre regeneration scheme which includes the brand new transport interchange, opened in August 2019, and retail and leisure offer.

Size: 4.5 ha with 31,500 m² 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

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



IAMP is a joint venture between Sunderland and South Tyneside councils with developer Henry Boot Developments. It is situated to the north of Nissan Motor Manufacturing plant and major international supply chain companies, adjacent to the A19 and with excellent links to the A1(M). IAMP 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 manufacturing industries, as well as local infrastructure assets, including ports, airports and road infrastructures. The first phase of development is now well underway with over 550,000 ft² of bespoke industrial space under construction over 3 units and a number of occupiers committed to being located on the site. IAMP will be home to the Centre of Sustainable Advanced Manufacturing (CeSAM) bringing leading research and expertise together with industry to ensure the North East continues to be a global leader in advanced manufacturing.

Size: 150 ha with 392,000 m² of developable floorspace

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

Total investment cost: £400m+ private sector investment

Site owner/partner: Henry Boot Developments

Site requirements: Development and investment opportunities

EZ benefits: Enhanced Capital Allowances

For more information please contact:

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30. Newcastle International Airport Business Park, Newcastle



Set to be one of the region's most strategically important developments, Newcastle International Airport Business Park's Masterplan includes provision for 16,258 m² of Grade A offices and 41,805 m² 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. The sites benefit from Enterprise Zone status, and development of phase one is well underway, to be used as the new headquarters for house builder Bellway PLC.

Size: 20 ha

Proposed master plan output: Office, distribution, freight and warehousing

Site owner/partner: Newcastle International Airport and Tynexe Developments

Site requirements: Occupiers

EZ benefits: Business Rates Discounts

For more information please contact:

Jennifer Hartley | +44 (0)191 440 5761

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31. Port of Sunderland, Sunderland



One of the largest municipal ports in the UK and boasting warehousing space of 18,000 m², 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 49,930 m² of estimated new floor space offering Enhanced Capital Allowances. With excellent road links to the A19 and A1(M) and new £0.6m rail freight handling capabilities, as well as investment in new materials handling capabilities, craneage and prime hardstanding of 30,000 m² the port is suitable for a range of end uses.

Size: 106 ha

Proposed master plan output: Multimodal 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:

Port of Sunderland

+44(0)191 553 2100

E: info@portofsunderland.org.uk

32. 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. The park features existing office and industrial premises with significant land investment opportunities available in a strategic location connecting England and Scotland.

Size: 6.8 ha

Proposed master plan output: Land, office and industrial units

Site owner/partner: Advance Northumberland

Site requirements: Investors, occupiers and developers

EZ benefits: Business Rates Discounts

For more information please contact:

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33. Tyne Dock Enterprise Park, Port of Tyne, South Tyneside



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

Size: Up to 10 ha with direct access to 1km of the Port's deep water heavy duty quayside berthing on the River Tyne

Proposed master plan output: Industrial/ Manufacturing/ Distribution/ Offshore hub

Site owner/partner: Port of Tyne

Site requirements: Occupiers and JV Development Partners

EZ benefits: Enhanced Capital Allowances

For more information please contact:

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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.

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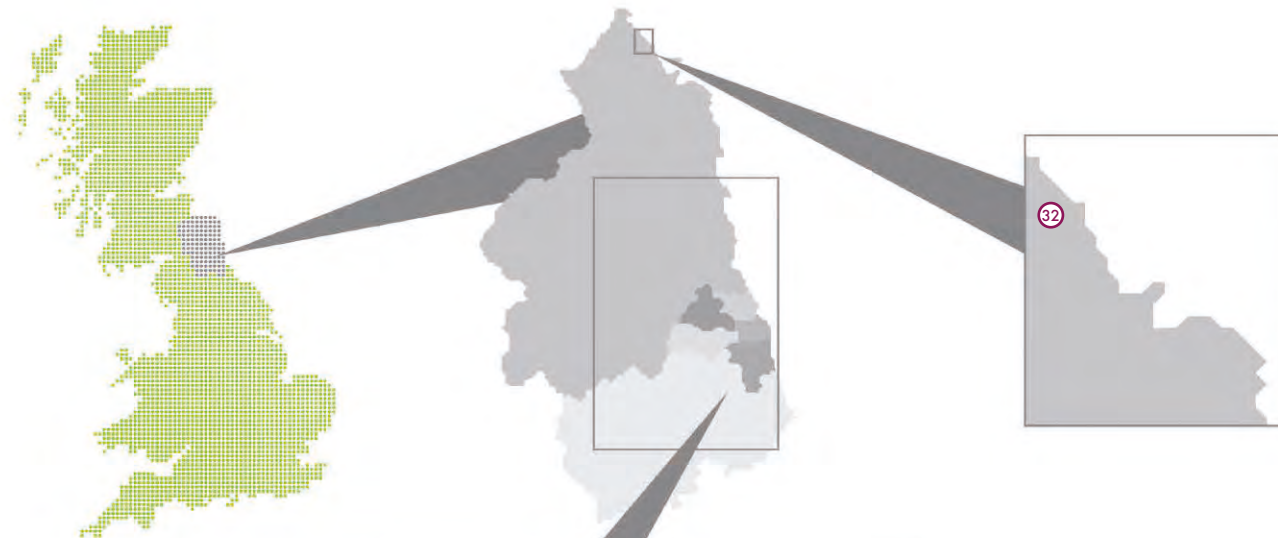
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CITY AND TOWN CENTRE.

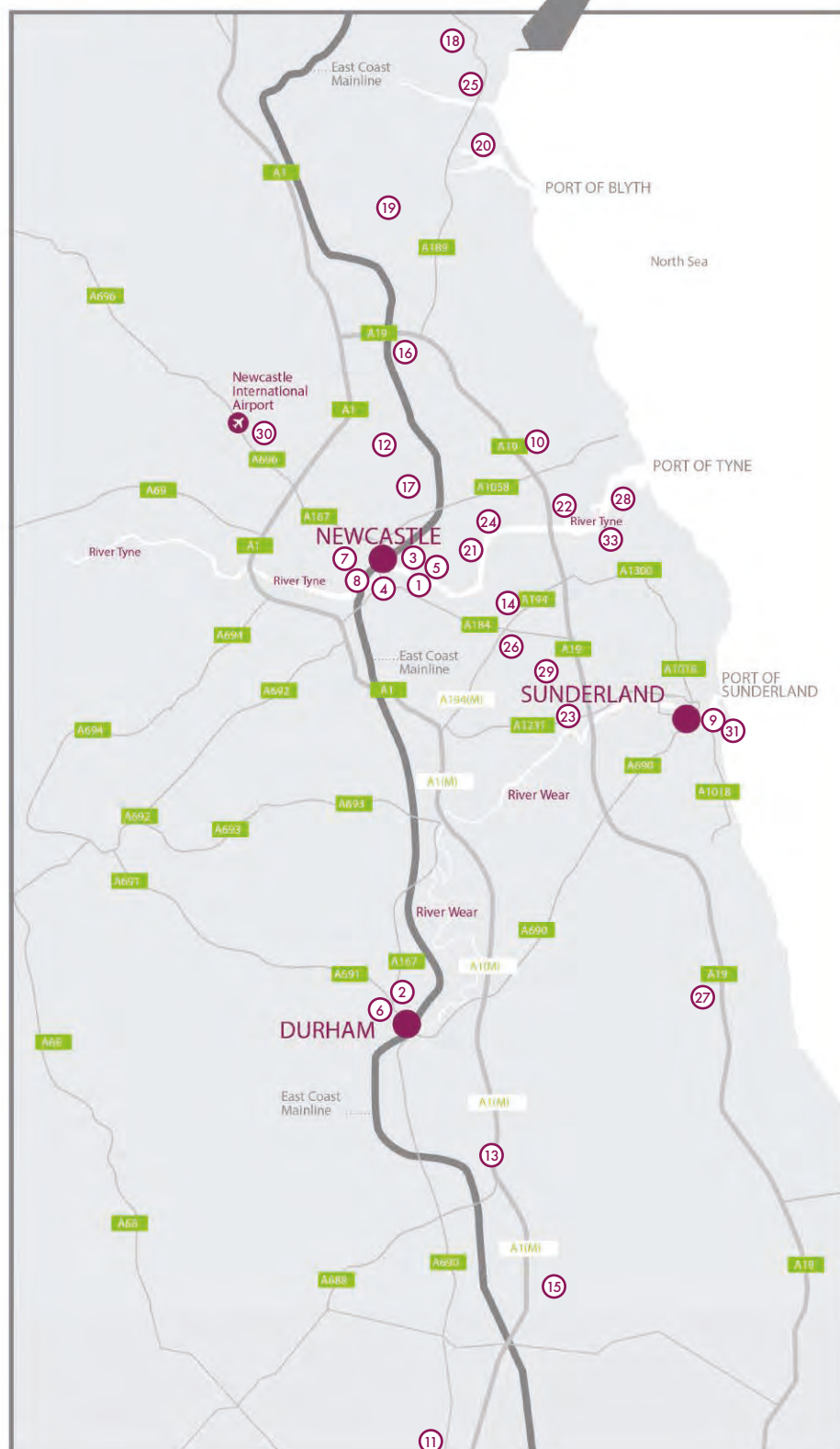
1. Baltic Quarter, Gateshead
2. Durham City Park, Durham
3. East Pilgrim Street, Newcastle
4. Gateshead Quays, Gateshead
5. Giants on the Quayside, Newcastle
6. Milburngate, Durham
7. Newcastle Helix, Newcastle
8. Stephenson Quarter, Newcastle
9. Vaux, Sunderland

EDGE OF/OUT OF CITY/TOWN.

10. Cobalt Park, North Tyneside
11. Forrest Park, County Durham
12. Indigo Park, North Tyneside
13. Integra 61, County Durham
14. Infinity Park, South Tyneside
15. NETPark, County Durham
16. Northumberland Business Park, Northumberland
17. Quorum Business Park, North Tyneside
18. Wansbeck Business Park, Northumberland
19. West Hartford Business Park, Northumberland

ENTERPRISE ZONES.

20. Energy Central, Northumberland
21. Neptune Yard and Offshore Technology Park, Newcastle
22. Royal Quays Enterprise Park, Port of Tyne, North Tyneside
23. Sunderland Low Carbon Enterprise Zone, Sunderland
24. Swans Offshore Energy Park, North Tyneside
25. Ashwood Business Park, Northumberland
26. Follingsby Max, Gateshead
27. Jade Business Park, County Durham
28. Holborn Riverside Office Quarter, South Tyneside
29. International Advanced Manufacturing Park (IAMP), Sunderland/South Tyneside
30. Newcastle International Airport Business Park, Newcastle
31. Port of Sunderland, Sunderland
32. Ramparts Business Park, Northumberland
33. Tyne Dock Enterprise Park, Port of Tyne, South Tyneside




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