

**Indigo**  
PARK

NE3 5HE

[www.indigopark.eu](http://www.indigopark.eu)



**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. Radial 64, Washington.



## 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

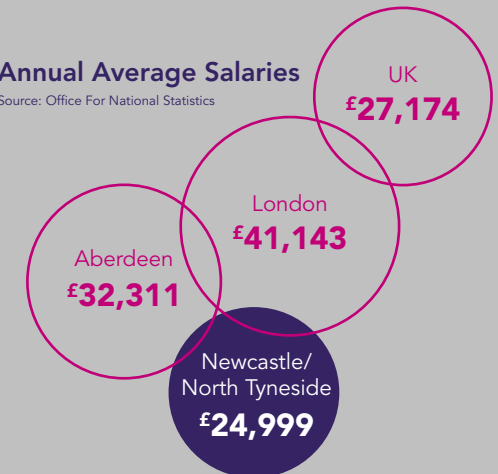
**169,995**

within 15 mins drive time

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.

## Annual Average Salaries

Source: Office For National Statistics



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. It also handles bulk and conventional cargo such as wood-pellet, grain, scrap, steel and other cargoes, but it is the volume of imported coal, 4.9 million tonnes in 2013, that has earned the Port its place as the UK's fourth largest coal importer. 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).



## 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, the nearby Ports of Tyne, Blyth, Sunderland and Teesport and Newcastle International Airport.

### Newcastle International Airport

Newcastle International Airport is just over 10 minutes from Indigo Park and offers direct flights to and from London (Heathrow and

## Previous Developments



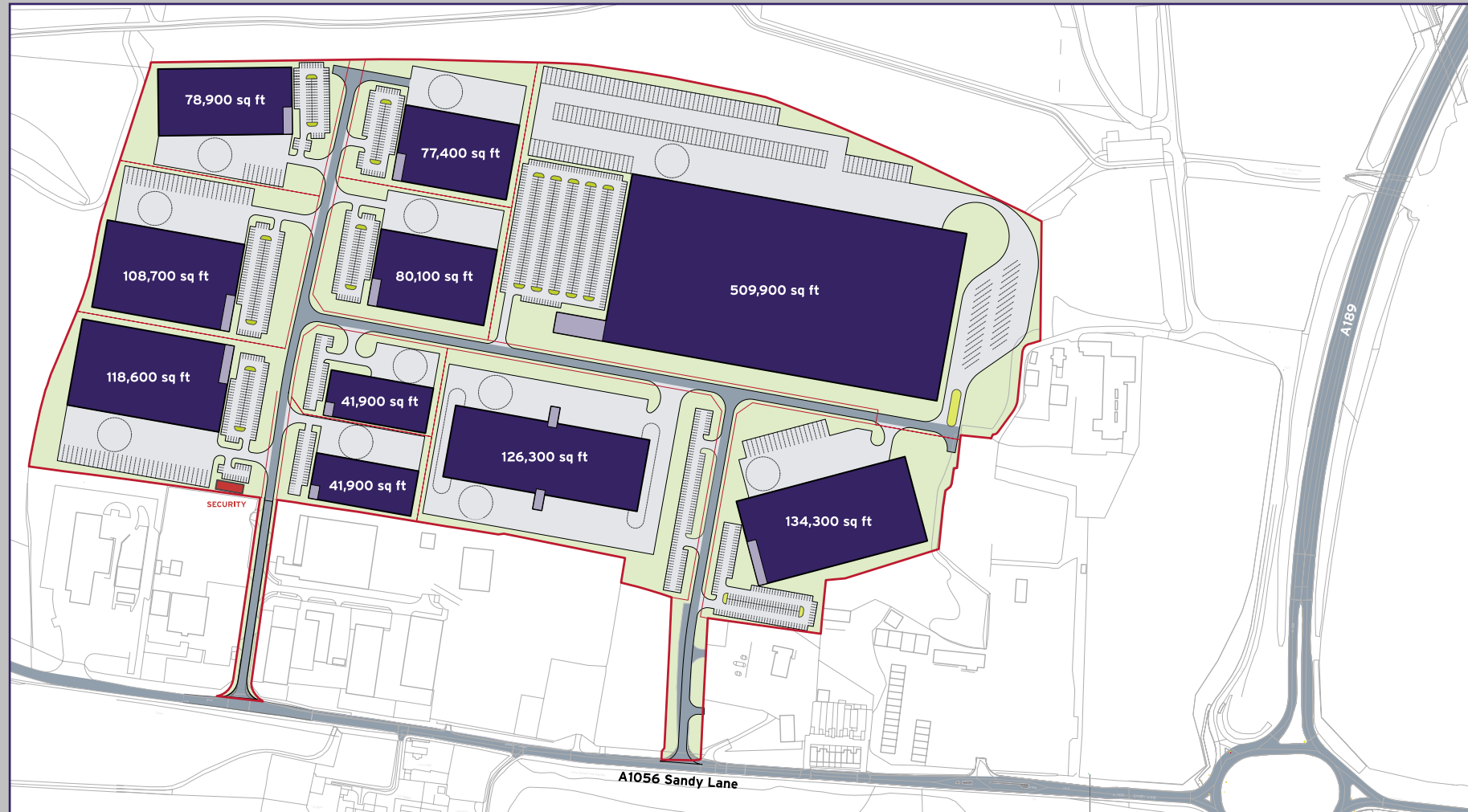
L'Oreal. 126,000 sq ft, Sherwood Park, Notts



Next Plc. 150,000 sq ft, Doncaster, Yorkshire



Prolog. 111,000 sq ft, Sherwood Park, Notts



## 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 out of town office parks and industrial/warehousing schemes.

Within their 12 million sq ft portfolio is North Tyneside based Cobalt, 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

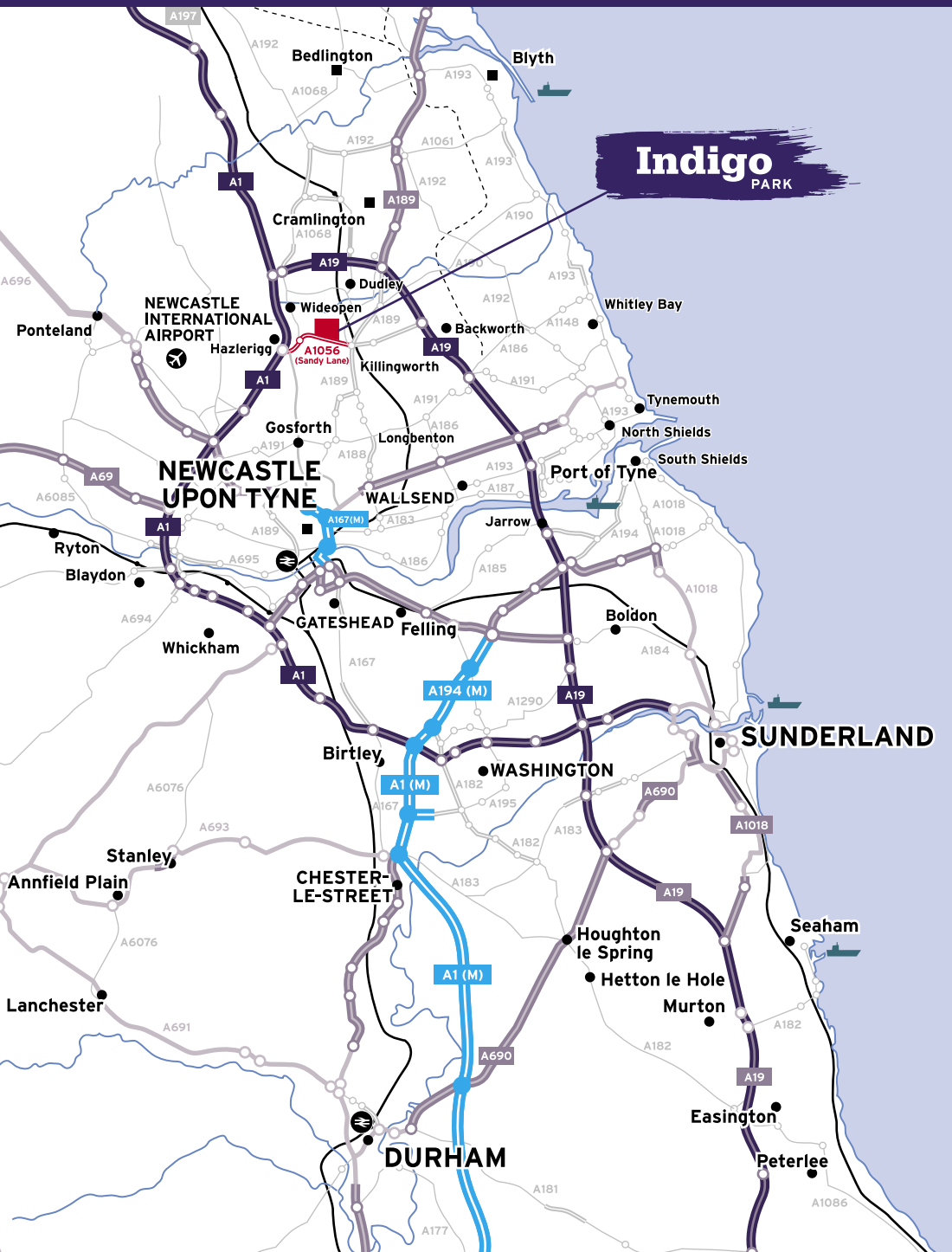
North Tyneside benefits from a wide range of support for inward investment and economic growth. For further information please contact:

### Paul Buie

Head of Business and Economic Development  
 Email: paul.buie@northtyneside.gov.uk  
 Tel: 0191 643 6091

### Sean Collier

Senior Manager, Business and Enterprise  
 Email: sean.collier@northtyneside.gov.uk  
 Tel: 0191 643 6409



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### Further Information

Interested parties are invited to contact the agents.

**ES GROUP**  
0191 232 6291  
es-group.com

**Knight Frank**  
0191 221 2211  
KnightFrank.co.uk



Highbridge Business Park Limited  
020 7494 9401

**Neil Osborne**  
Neil.Osborne@es-group.com

**Carl O'Brien**  
Carl.O'Brien@es-group.com

**Simon Haggie**  
Simon.Haggie@knightfrank.com

**Mark Proudlock**  
Mark.Proudlock@knightfrank.com



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