

Where Innovation

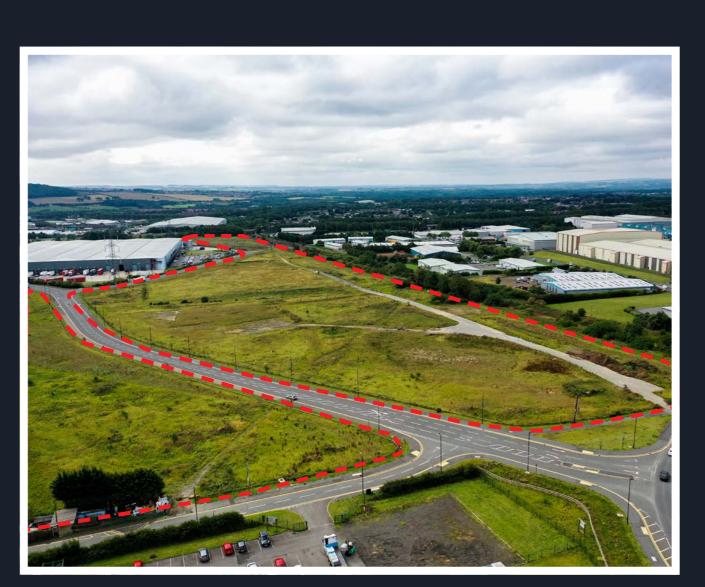
Meets Industry

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	<b>Loading Doors</b>
1	124,250	15m	4 level 8 docks
2	65,200	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	<b>Loading Doors</b>
6	48,700	12m	5 level
7	21,550	8m	2 level
8	31,550	8m	4 level
9	47,600	12m	5 level
10	60,950	12m	4 level 4 docks
Total	595,400		



## 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

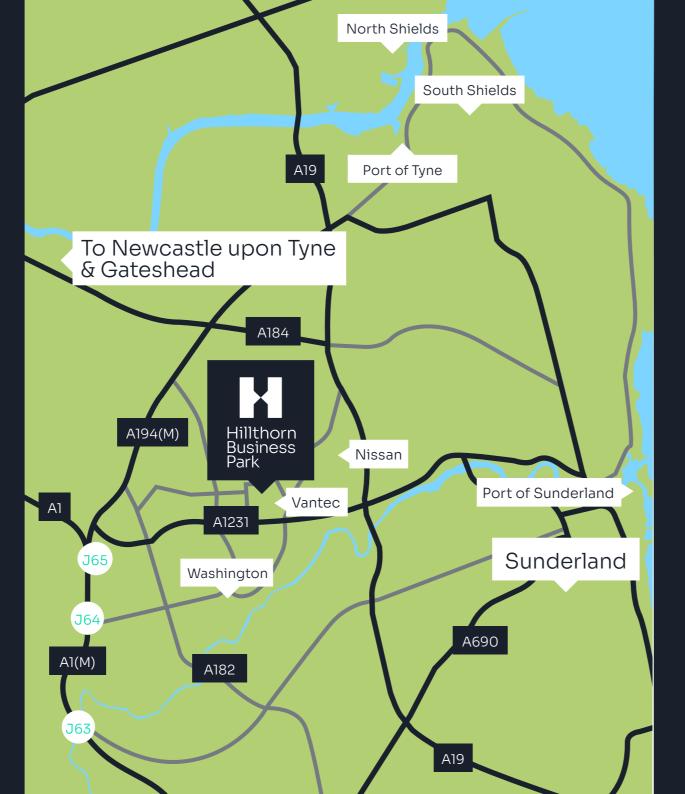
Hillthorn Business Park is accessed off the recently upgraded A1290 which connects to the A1231 via Spire Road. The A1231 Washington Highway is the main east west link between the A1(M) and the A19.

Sat Nav location: NE37 3HQ.

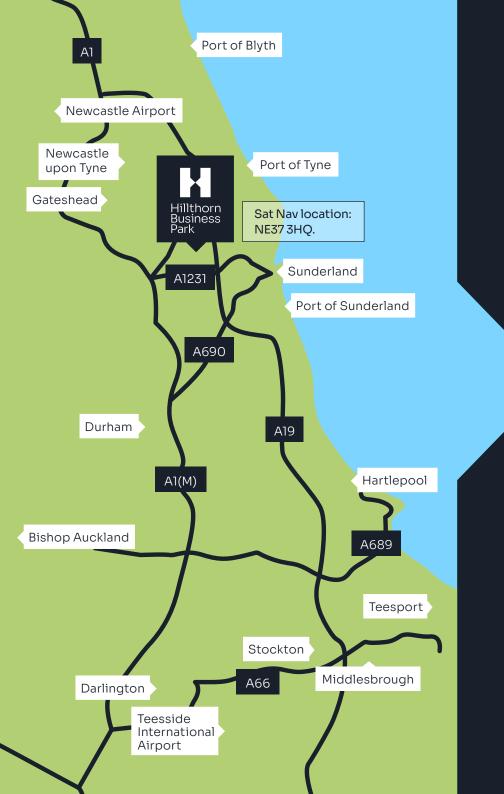
Washington is home to many of the region's biggest manufacturing and distribution occupiers due to its strategic location and ease of access to the national motorway network.

- 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









#### **Enquiries:**



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Supported by Sunderland City Council Lead investor Legal & General

www.hillthornbusinesspark.