

3 INDUSTRIAL/WAREHOUSE UNITS

50,660 sq ft / 71,870 sq ft / 88,510 sq ft

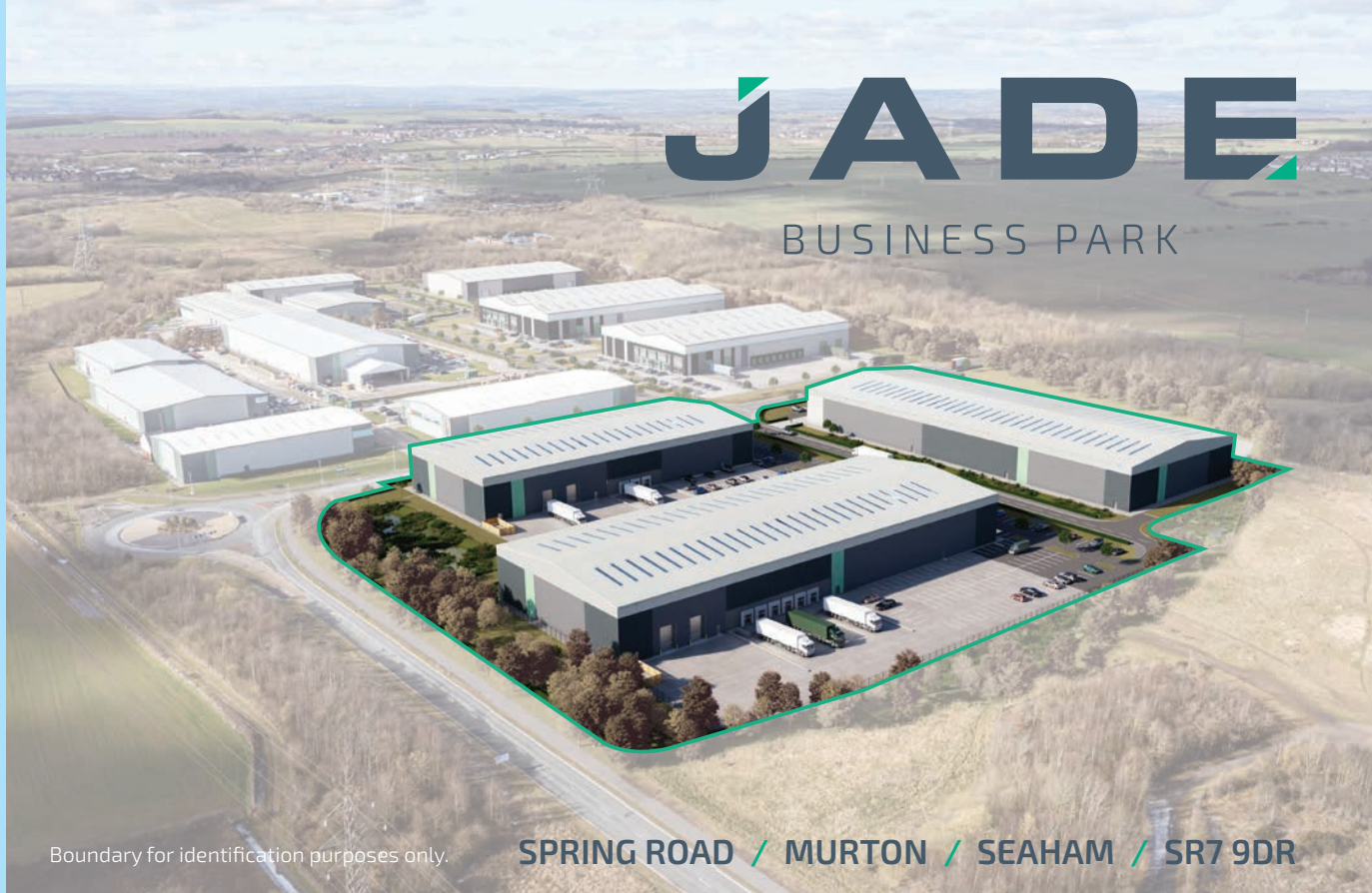


Reserved Matters Consent Secured - can be delivered in 12 months

SPRING ROAD / MURTON / SEAHAM / SR7 9DR

JADE

BUSINESS PARK



JADE

BUSINESS PARK

Boundary for identification purposes only.

SPRING ROAD / MURTON / SEAHAM / SR7 9DR

A prime position for business



Adjacent to Dalton Park -
the biggest outlet shopping
centre in the North East
of England

- 11 miles from Nissan Sunderland
- 15 miles to Port of Tyne
- 27 miles to Teesport

Only 1 mile
from A19

- 12 miles Durham Rail Station
(under 3 hours to London)
- 21 miles Newcastle Rail Station
(approximately 3 hours to London)

- 28 miles Newcastle
International Airport
- 30 miles Teesside
International Airport

SITE PLAN



ACCOMMODATION SCHEDULE

UNIT	SIZE (SQ FT)			EAVES HEIGHT (m)	LOADING DOORS		YARD DEPTHS	PARKING SPACES
	WAREHOUSE	OFFICE	TOTAL		LEVEL	DOCKS		
8	45,590	5,060	50,660	12	2	3	40m	48
9	63,430	8,420	71,870	12	2	6	40m	67
10	79,210	9,280	88,510	12	2	8	45m	83



Prime location for distribution, technology and advanced manufacturing companies



Working age population of 332,052 equating to 61.7% (national average 62.8%)



246,800 are in employment equating to 72.4% (national average 75.6%)



214,000 total jobs, equating to a job density of 0.65 (national average 0.86)



Average hourly pay £16.67 for County Durham (national average £19.74)



Hourly wage rates are 15.56% below national average

Sustainability Credentials

The units will be built with strong ESG credentials, which will include an EPC 'A' and a BREEAM rating of at least 'Very Good'.

Terms

The units are available to let by way of a new FRI lease on terms to be agreed.

VAT

Figures are quoted exclusive of VAT.

Legal Costs

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

www.jadebusinesspark.co.uk

Further Information

For further information, please contact the joint agents.



CBRE
0113 394 8800
www.cbre.co.uk

Dave Cato:
David.Cato@cbre.com



Nick Atkinson:
nick@htare.co.uk
Simon Hill:
simon@htare.co.uk

Conditions under which particulars are issued: Highbridge Properties Plc and their subsidiaries, and their Agents all give notice that:-

1. These particulars do not constitute any part of an offer or a contract.
2. None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact.
3. Any intending occupier must satisfy himself by inspection or otherwise as to the correctness of each of the statements combined in these particulars.
4. Highbridge Properties Plc and their subsidiaries, do not make or give, and neither any of their employees, Agents or employees there of has any authority to make or give any representation or warranty in relation to this property.

Highbridge Properties Plc, 24 Upper Brook Street, London, W1K 7QB.

Designed and produced by www.thedesignexchange.co.uk Tel: 01943 604500. May 2026.