



**To Let/
For Sale**

**Development Opportunities
Manufacturing/Distribution/Energy Storage
Subject to Planning Permission**

Seaton Burn, Newcastle upon Tyne, Tyne & Wear, NE13 6HB

 **naylors**

To Let/ For Sale

Opportunity

- Strategic 17 acre site with immediate access to both A1 and A19
- Bespoke opportunities for manufacturing or distribution uses
- Up to circa 300,000 sq.ft.
- Energy storage potential given close proximity to grid sub-station
- Close proximity to a skilled and cost-effective workforce
- Completed buildings available to let or purchase
- Subject to planning permission in the greenbelt

Location

The site is strategically located adjacent to the A19/A1/A1068 roundabout at the northern tip of the town of Seaton Burn. The site has immediate access to both the A19 trunk road heading south east and A1 motorway north and south.

Directly to the east and south of the site is a mix of industrial and trade uses, as well as the popular Blezard Business Park, a modern office development

Planning

Due to the current Green Belt designation of the land, the planning case will need to be based upon the specific requirements of the occupier and the characteristics of the site. The unique strategic location provides a robust basis to justify the right proposal.

Travel Distance (by road)

Location	Distance
A1	450 metres
A19	300 metres
Tyne Tunnel	9 miles
Newcastle upon Tyne	8 miles
Newcastle International Airport	9 miles
Newcastle Central Station	9 miles
Port of Tyne	12 miles
Port of Blyth	11 miles
Teesport	52 miles
Edinburgh	113 miles

Terms

Completed buildings can be available to either rent or purchase.

Legal Costs

Each party will be responsible for their own legal/professional fees.

VAT

All figures quoted are exclusive of VAT where chargeable.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser(s).



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