

# Durham. No ordinary county

Driving the North East economy



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## Why County Durham?

County Durham is the geographic and economic heart of the North East, it boasts the area's largest economy, and remains determined to continue to drive growth and opportunities in the region.

The county has long been the location of choice for businesses looking to invest and capitalise on new opportunities, from NSK Bearings setting up in 1976 right through to the more recent Hitachi Rail Europe opening its £82 million European HQ for high-speed trains.

If you take advantage of the investment opportunities in Durham, you'll be adding to a long heritage of innovation and industry. We have a broad business base, with significant strengths in technology, engineering and manufacturing, which makes up 20% of our economy (compared with the UK as a whole at 16% of GVA).

Our experienced and successful team at Business Durham can help make the journey smoother for any business looking to expand or relocate by de-risking the investment opportunity.

Our bespoke support includes:

- Research, economic intelligence and ideas to support a company's business case
- Facilitated connections to professional, legal and financial advice, including access to funding and incentives
- Access to centres of excellence, networks and clusters
- Help to find the right property – from science labs and clean rooms to office space and industrial units
- Help with recruitment and training

Our professional approach means that you can trust us to be sensitive with commercial information, we will take great care in understanding your requirements and we will help you directly, or through our network of partner organisations, to connect you to the people who can provide the support you need.

As the business support service for Durham County Council, Business Durham encourages companies to establish and settle into a long-term base through its soft-landing scheme. And we have a team of people to help you look after your business every step of the way, as it grows and thrives in County Durham.



## Aykley Heads Business Park, Durham City

Work has started on the development of one of the country's most attractive business locations at Aykley Heads, in the heart of Durham City and 5 minutes from the A1(M).

Aykley Heads is easily accessible by road and with excellent connectivity within a short walk of both the Bus Station and Durham Rail Station which links to the East Coast Main Line. As well as providing dedicated car parking spaces, the site is well placed to benefit from Durham's three Park and Ride hubs and cycling routes.

Businesses already established there include Atom Bank, Waterstons and North East Chamber of Commerce.

The business park is proposed to provide up to 400,000 square feet of floorspace and to be divided into an initial two phases, covering 6 development plots which could accommodate 19 buildings.

'Character zoning' will be used to create distinctiveness on the park, while green spaces and paths will provide a pleasant environment for workers, residents and visitors alike.

### Details

**Size:** 15 hectares

**Proposed master plan output:** Over 400,000 square feet of floorspace in two phases, covering 6 development plots which could accommodate 19 buildings

**Site owner/partner:** Durham County Council

**Site requirements:** Investors, Developers and Occupiers

**Address:** Aykley Heads, Durham DH1 5TS

**Website:** [www.businessdurham.co.uk/aykley-heads-durham/](http://www.businessdurham.co.uk/aykley-heads-durham/)

## Forrest Park, Newton Aycliffe

Forrest Park is a new 48-hectare site providing 1.7 million square feet of prime B1, B2 and B8 industrial floorspace. The development is fully serviced with a new signalised traffic junction and a 24MW substation. Plans are proposed to bring forward an initial 830,000 square feet of speculative development in 2022.

Specification includes 10 metre plus eaves, fully fitted offices, a secure yard and flexible design solutions.

Forrest Park is located prominently on the A167 to the south of Aycliffe Business Park and immediately adjacent to junction 59 A1(M). Darlington lies approximately 6 miles to the South East and Durham 13 miles to the north.

### Details

**Size:** 48 hectares

**Proposed master plan output:** 1.7 million square feet of prime industrial floorspace, with an initial 830,000 square feet speculative development across 8 buildings with single units from 40,650 square feet up to 243,200 square feet

**Site owner/partner:** Barberry and Richardson

**Site requirements:** Occupiers

**Address:** Newton Aycliffe, County Durham, DL1 3NL

**Website:** [www.forrestpark.co.uk](http://www.forrestpark.co.uk)





## Integra 61, Bowburn

Integra 61 is the largest logistics and manufacturing development in a generation in the North East and offers occupiers design and build packages for units up to 500,000 square feet. Evolution@Integra 61 offers 23 flexible business units totalling 52,142 square feet in sizes from 1,205 square feet up to 6,480 square feet will be available to purchase or lease.

Detailed plans are now being worked up to speculatively develop a four-unit industrial scheme totalling 337,225 square feet. The masterplan for the 20-acre plot incorporates 4 high quality units of 42,000 square feet, 63,000 square feet, 84,000 square feet and 148,225 square feet to satisfy huge regional demand. The new development will occupy the most prominent site at the centre of the scheme.

Integra 61 is at a highly strategic location adjacent to Junction 61 of the A1(M), with easy access to international ports and airports.

### Details

**Size:** 28 hectares

**Proposed master plan output:** Design and build units up to 500,000 square feet and 4 spec build units from 42,000 square feet to 148,225 square feet

**Site owner/partner:** Citrus Group

**Site requirements:** Occupiers

**Address:** Bowburn, Durham DH6 5NP

**Website:** [www.integra61.co.uk](http://www.integra61.co.uk)

## Jade Business Park, Seaham

A premier location for distribution, technology and advanced manufacturing companies looking for premises to service their suppliers in the UK and the rest of the world.

Phase one is now complete and fully let, with seven new industrial units totalling 155,000 square feet used for distribution, technology, and advanced manufacturing businesses. The next phase of development is being planned by Highbridge Properties, its Agents and Durham County Council.

The North East location makes it the perfect base for companies involved in the automotive and construction supply chain. Situated just moments from the A19 and Dalton Park on the outskirts of Murton, in Seaham, County Durham within easy reach of Durham, Sunderland, Newcastle and the Tees Valley. Multi-modal transport provides access to the UK and beyond giving tenants the accessibility they need to do business not only in the North East but the rest of the UK and the world.

The development has been made possible with almost £14 million of funding for highway and infrastructure works from the North East Local Enterprise Partnership (NELEP) and the Highways Agency. It has helped to fund a programme of works to increase the capacity of the A19/A182 junctions serving the business park, to allow for the continued growth of the site.

### Details

**Size:** 14 hectares remaining

**Proposed master plan output:** Proposed phase 2 and 3 units available from 20,000 square feet to 255,000 square feet

**Site owner/partner:** Durham County Council/Highbridge Properties

**Site requirements:** Occupiers

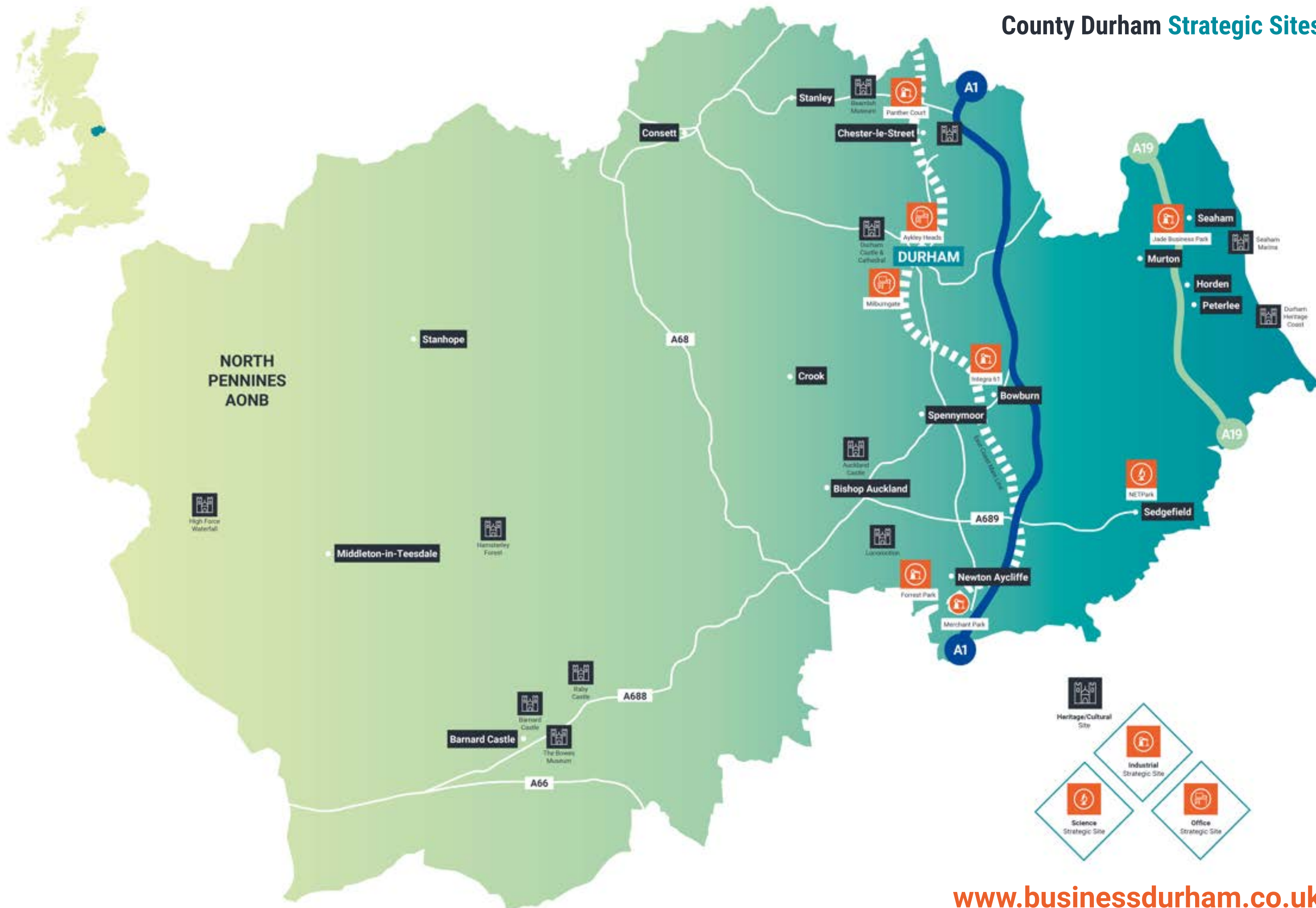
**Address:** Spring Road, Murton, Seaham, County Durham, SR7 9DR

**Website:** [www.jadebusinesspark.co.uk](http://www.jadebusinesspark.co.uk)





# County Durham Strategic Sites



[www.businessdurham.co.uk](http://www.businessdurham.co.uk)



## Merchant Park, Newton Aycliffe

A £90 million project, Merchant Park is a 65-acre development at Aycliffe Business Park on J59 of the A1(M). Home to one of the largest inward investment manufacturing developments in recent years, the 30-acre Hitachi Rail Europe train manufacturing facility which opened in September 2015. The location was selected by Hitachi from an initial shortlist of 42 sites following a UK wide search.

Merchant Park has development plots extending to 25-acres (10.12 hectares), which will accommodate new buildings up to 350,000 square feet.

Serviced plots are immediately available. Sustainable design and build solutions to meet occupier requirements for industrial, warehouse, office and other uses can be provided cost effectively and quickly. Bespoke buildings can be provided up to 11 metre eaves height, allowing up to 70% area savings on traditional warehouse buildings.

Plot 1 – A 12-acre site to accommodate units of 50,000 square feet to 350,000 square feet.

Available as bespoke pre-lets or freehold turnkey packages. Located within a landscaped plot overlooking a lake and Hitachi's UK train factory.

Plot 2 – Known as Station Place, 50,000 square feet of starter units in individual sizes upwards from 3,500 square feet. Available to rent from Q3 2022.

Plot 3 – A 13-acre fully serviced site to accommodate manufacturing units from 150,000 square feet to 315,000 square feet.

### Details

**Size:** 10.12 hectares

**Proposed master plan output:** Industrial units up to 350,000 square feet

**Site owner/partner:** Merchant Anglo

**Site requirements:** Occupiers

**Address:** Heighington Lane, Newton Aycliffe, County Durham, DL5 6EF

**Website:** [www.merchantpark.co.uk](http://www.merchantpark.co.uk)

## Milburngate, Durham City

Located in Durham City, on the banks of the River Wear, Milburngate is a unique opportunity to take advantage of high specification commercial property in the North East's most prestigious development. Milburngate offers excellent connectivity, easily accessible by road and only a few minutes' walk to Durham Bus Station and Durham Rail Station serving the East Coast Main Line. The area also benefits from Durham's three Park and Ride hubs and cycling routes.

Milburngate offers brand-new Grade-A office space in the heart of Durham City, with stunning views towards Durham Castle and Cathedral World Heritage Site. Amenities include: showers and changing rooms, managed reception, shared space, high speed internet, wired certified Gold plus dedicated car and bike parking.

Phase 1, One Milburngate, provides 53,701 square feet of office space, available in flexible floor plates of 10,445 square feet and suites from 3,948 square feet upwards.

The first phase will be ready by early Summer 2022 and this will be followed by a second phase of office development comprising a further 177,000 square feet of space to let.

The mixed-use development also comprises luxury apartments, a Premier Inn hotel and some of the city's best bars and restaurants including Bar + Block, with several other units under offer to a range of other local and national brands.

### Details

**Size:** 2.2 hectares

**Proposed master plan output:** 48,000 square feet of restaurant, retail and leisure, 54,000 square feet of Grade A offices in Phase 1, 149 luxury apartments, 88 bed hotel, up to 600 car spaces and 200m river frontage

**Site owner/partner:** Arlington/Richardson

**Site requirements:** Occupiers

**Address:** Framwelgate Waterside, Durham, DH1 5TA

**Website:** [www.milburngate.co.uk](http://www.milburngate.co.uk)





## Panther Court, Chester-le-Street

Plans for 155,000 square feet of B2/B8 space across six units ranging from 10,000 to 45,000 square feet are in place with programme completion scheduled for Q2 2023. Specification includes 8 metre clear eaves height, 10% office content, floor loading of 50kN/m, loading docks and level access doors, good sized service yards and onsite car parking.

The development is situated adjacent to the established Drum Industrial Estate which comprises a number of national and local industrial and distribution businesses. Drum Industrial Estate is located 1 mile from junction 63 of the A1(M) providing excellent communications to the North East region and beyond.

### Details

**Size:** 5 hectares

**Proposed master plan output:** 155,000 square feet across 6 units ranging in size from 10,000 square feet to 45,000 square feet

**Site owner/partner:** Buccleuch Property and Argon Properties

**Site requirements:** Occupiers

**Address:** Drum Industrial Estate, Chester-le-Street, DH2 1AY

**Website:** <https://bit.ly/3rPILX5>



## The North East Technology Park (NETPark), Sedgefield

One of the UK's premier science, engineering and technology parks. It provides the right mix of infrastructure, collaborative opportunities and support for science, engineering and technology companies. NETPark supports innovative businesses at every stage of their journey from concept to commercialisation with a wide choice of world-class laboratory, clean room and office space.

NETPark Phase Three consists of up to 12 speculative units from 5,000 square feet to 35,000 square feet to allow science, engineering and technology companies to grow, scale-up and commercialise their operations. This initial phase of development is part of larger expansion plan to the park, which includes a Masterplan for up to 433,800 square feet across the 26-acre site and design and build opportunities up to 80,000 square feet.

Companies located at NETPark have access to a focused and international community where talent flourishes, ideas are generated and businesses have the infrastructure, support and resources to compete with the best in the world.

NETPark is the only UK Science Park with two National Catapult Centres – The High Value Manufacturing Catapult, managed by CPI and North East Centre of Excellence for Satellite Applications.

CPI manage three national innovation centres on-site: The National Innovation Centre for Printable Electronics, The National Innovation Centre for Formulations and The National Innovation Centre for Healthcare Photonics.

Durham University Orbit is also on-site providing easy access to facilities, academic expertise and PHD students for NETPark companies.

### Details

**Size:** 10.5 hectares

**Proposed master plan output:** Design and build units up to 80,000 square feet and speculative options from 5,000 – 35,000 square feet

**Site owner/partner:** Durham County Council

**Site requirements:** Occupiers

**Address:** Thomas Wright Way, Sedgefield, County Durham, TS21 3FD

**Website:** [www.northeasttechnologypark.com](http://www.northeasttechnologypark.com)

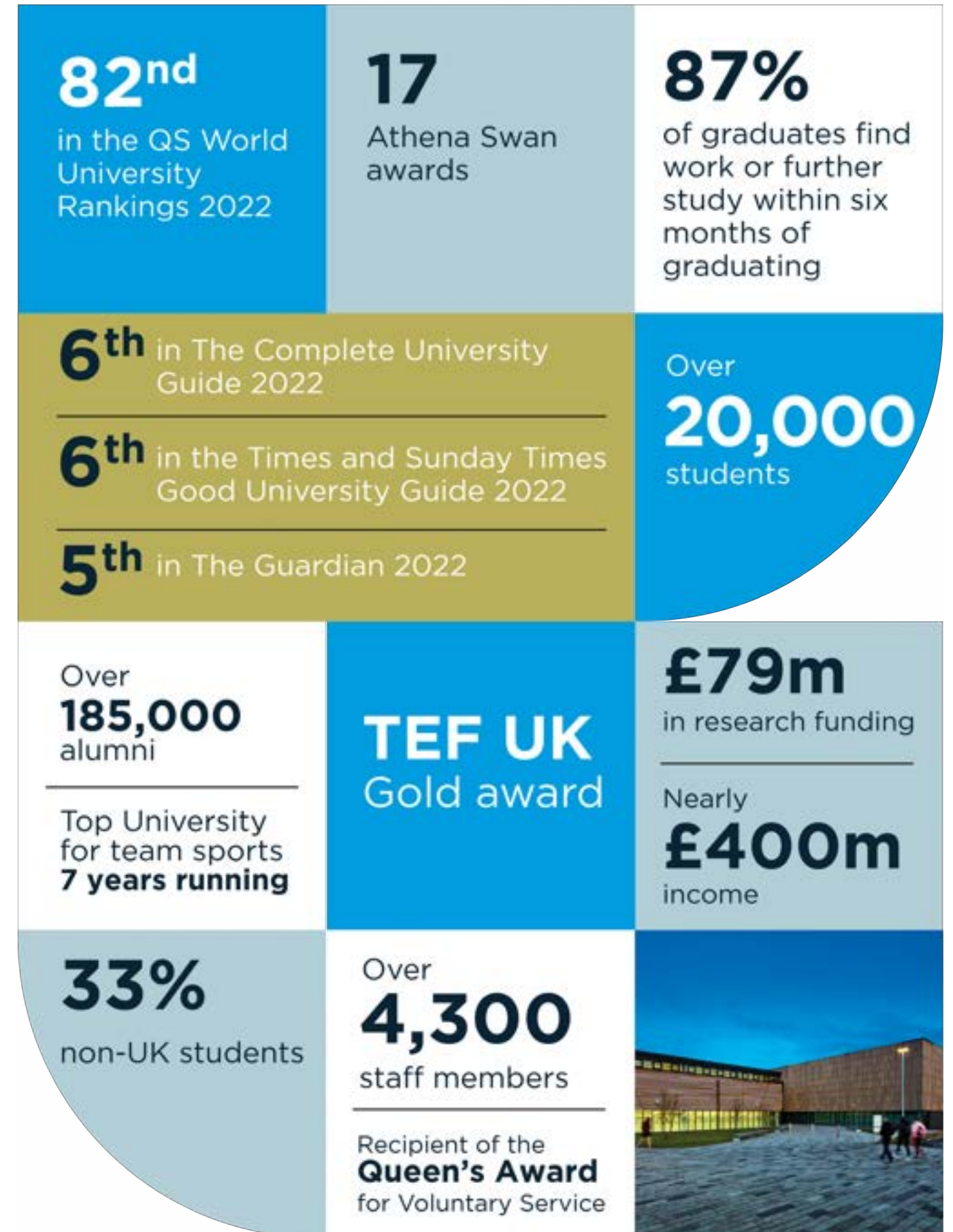




## Why Durham?



## Key numbers





## Further Information

To find more about the opportunities available in County Durham, please visit our website or contact a member of our inward investment team:

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