

LYNEFIELD PARK

NORTHUMBERLAND
NE63 9YH

Units from 4,536 sq ft (420 sq m) to 45,682 sq ft (4,244 sq m)
Industrial units and open storage land

Existing units



Land available



TO LET

- Secure industrial estate
- Retained access roads and services
- Units suitable for a variety of uses
- Units with cranes
- Extensive hard standing areas
- Multi-modal transport links – road, rail, sea
- Rail spur on site
- Large power supply available to site



LYNEFIELD PARK



DESCRIPTION

Lynfield Park is an extensive brownfield employment site in Northumberland. The site has an established industrial heritage dating back to 1972 when it opened as an aluminium smelting complex.

The buildings remaining on site are predominantly the ancillary buildings associated with the former smelting process.

Buildings can be refurbished, sub divided and upgraded for specific requirements, subject to viability. New build opportunities also exist or plots for self-build.

Harworth Group land holdings extends to 108 ha (267 acres) with the land and buildings being marketed for employment uses totaling circa 68 ha (168 acres) suitable for companies requiring industrial accommodation and large areas of open storage.

The existing buildings are of steel portal frame construction with concrete floors, aluminium cladding panels and a variety of roof types that offer the following specification:

- Large self-contained industrial buildings with offices and welfare
- High bay workshops with cranes
- Basic storage buildings without offices
- Open fronted storage bays
- Open hard standing compounds
- Main services and broadband internet are available on site
- Services including gas and broadband

PLANNING

The site is allocated as employment land in both the adopted Development Plan (the Wansbeck District Local Plan) and the emerging Core Strategy for flexible employment uses. An outline planning application is currently being prepared for redevelopment of parts of the wider site for employment uses which in principle Northumberland County Council have given strong support.

RATES

The local billing authority is Northumberland County Council with individual buildings and storage land requiring a separate assessment for rating purposes upon occupation.

SERVICE CHARGE

There will be a service charge levied in respect of common areas including roadways, landscaping and security provisions.

VAT

All figures are subject to VAT where applicable.

RENT

Rental upon application.

EPC

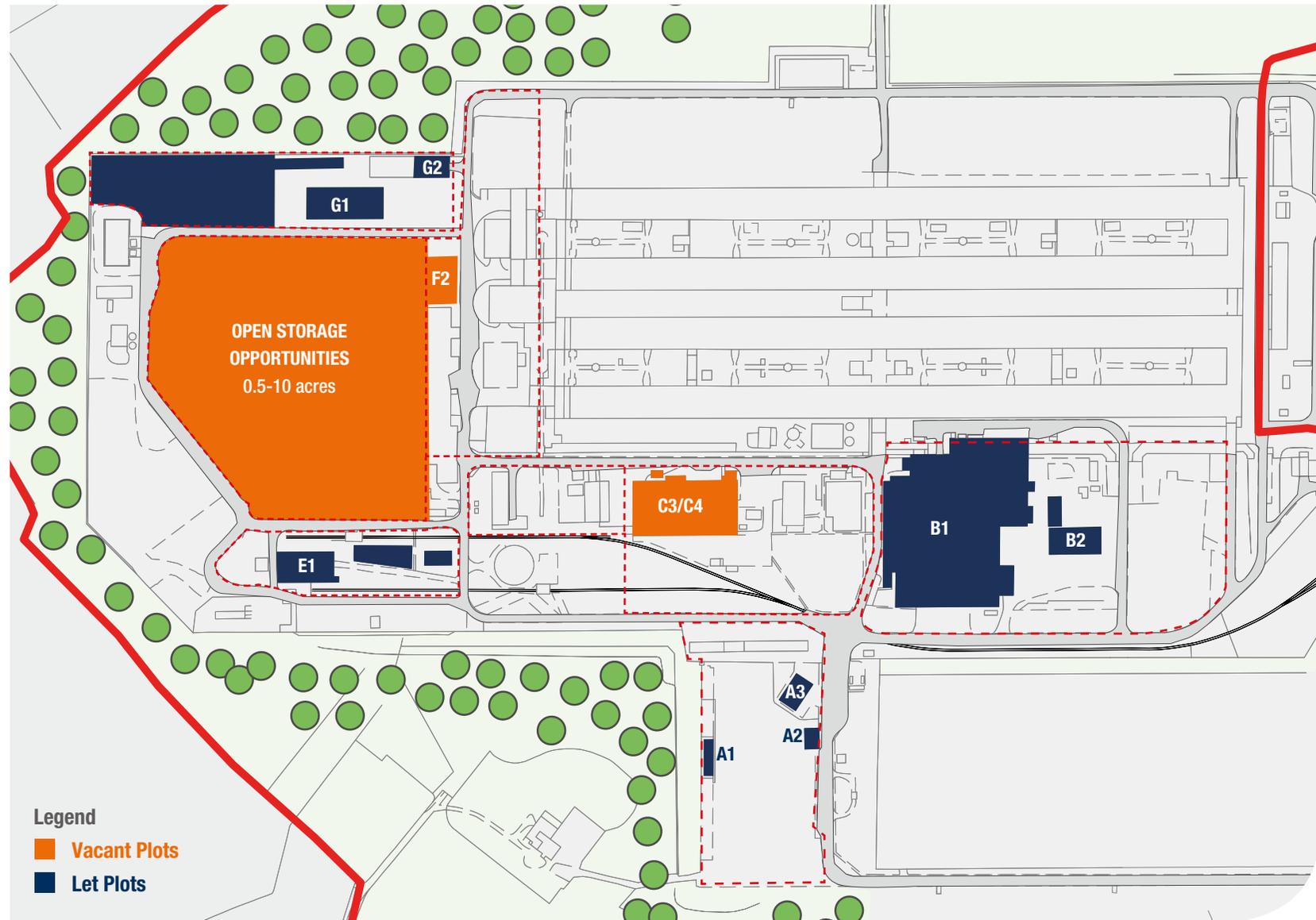
Available upon request.

LYNEFIELD PARK

ACCOMMODATION

Schedule of areas

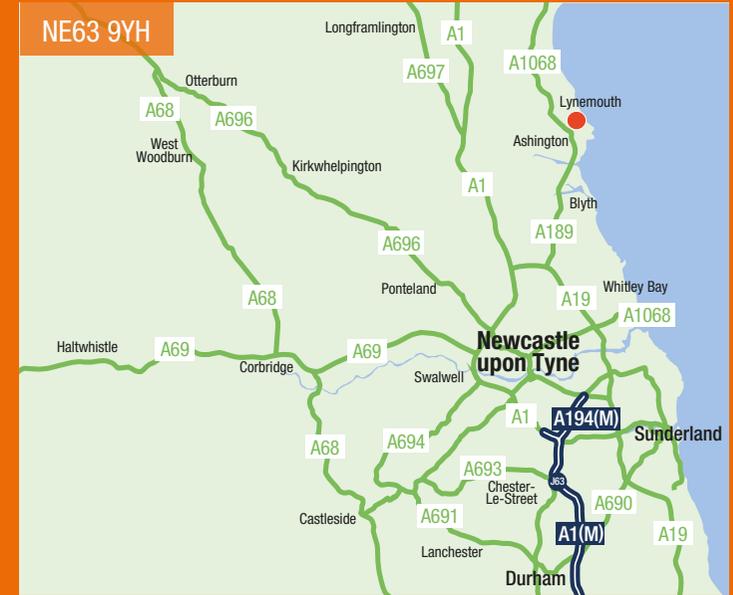
Plot	sq ft
A1	3,193
A2	1,930
A3	3,875
B1	128,250
B2	8,590
C3/C4	45,682
E1	11,915
F2	9,150
G1	15,500
G2	5,500
Open storage	10.85 acres



LOCATION AND CONNECTIVITY

The site occupies a strategic location, in close proximity to the coastal transport corridor comprising the A189 and A19 which stretches south from the site past Ashington (4 mins), Blyth (10 mins), Cramlington (12 mins), Newcastle (28 mins) and Teesside (55mins).

The site is highly accessible in terms of connections to rail and sea with a rail spur extending into the site and connecting directly to the Port of Blyth. Primary vehicular access to the site is provided via Park Road to the south-east. To the east of the A197 is the Lynemouth Power Station.



HARWORTH

Harworth Group is one of the largest property and regeneration companies across the North of England and the Midlands, owning and managing 27,000 acres across 200 sites.

Our experienced team works closely with local communities, public bodies, developers and other professionals to bring life to old brownfield sites and turn derelict land into employment areas, new homes, low carbon energy and environmental projects and places where people want to be. Our flagship sites, such as Logistics North, are of national economic significance and are at the forefront of the regeneration of the UK.

FUTURE OPPORTUNITIES

In addition to the existing industrial units and open storage land, the site offers the potential for development of small or large-scale bespoke facilities to suit a range of occupier types.

Options may include the following:

- Bespoke development on either a lease or purchase basis
- Plot sales on long lease basis
- Energy related projects

TERMS

The existing industrial units and open storage are now immediately available to let by way of a new lease on terms to be agreed.

FURTHER INFORMATION

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