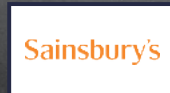


Earsdon Rd, Shiremoor, Newcastle upon Tyne NE27 0SJ

NORTHUMBERLAND

RETAIL PARK



**NEW BUILD UNITS UP TO 3,700 SQ M (39,500 SQ FT)
WITH MEZZANINE CAPABILITY**



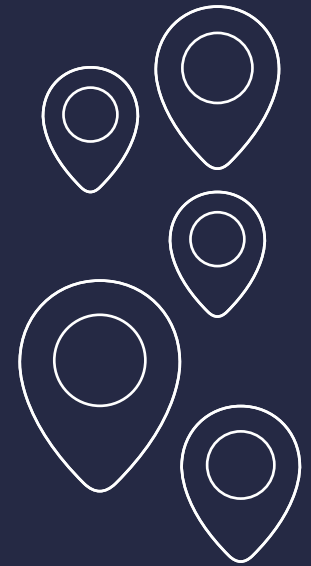
CONTENTS

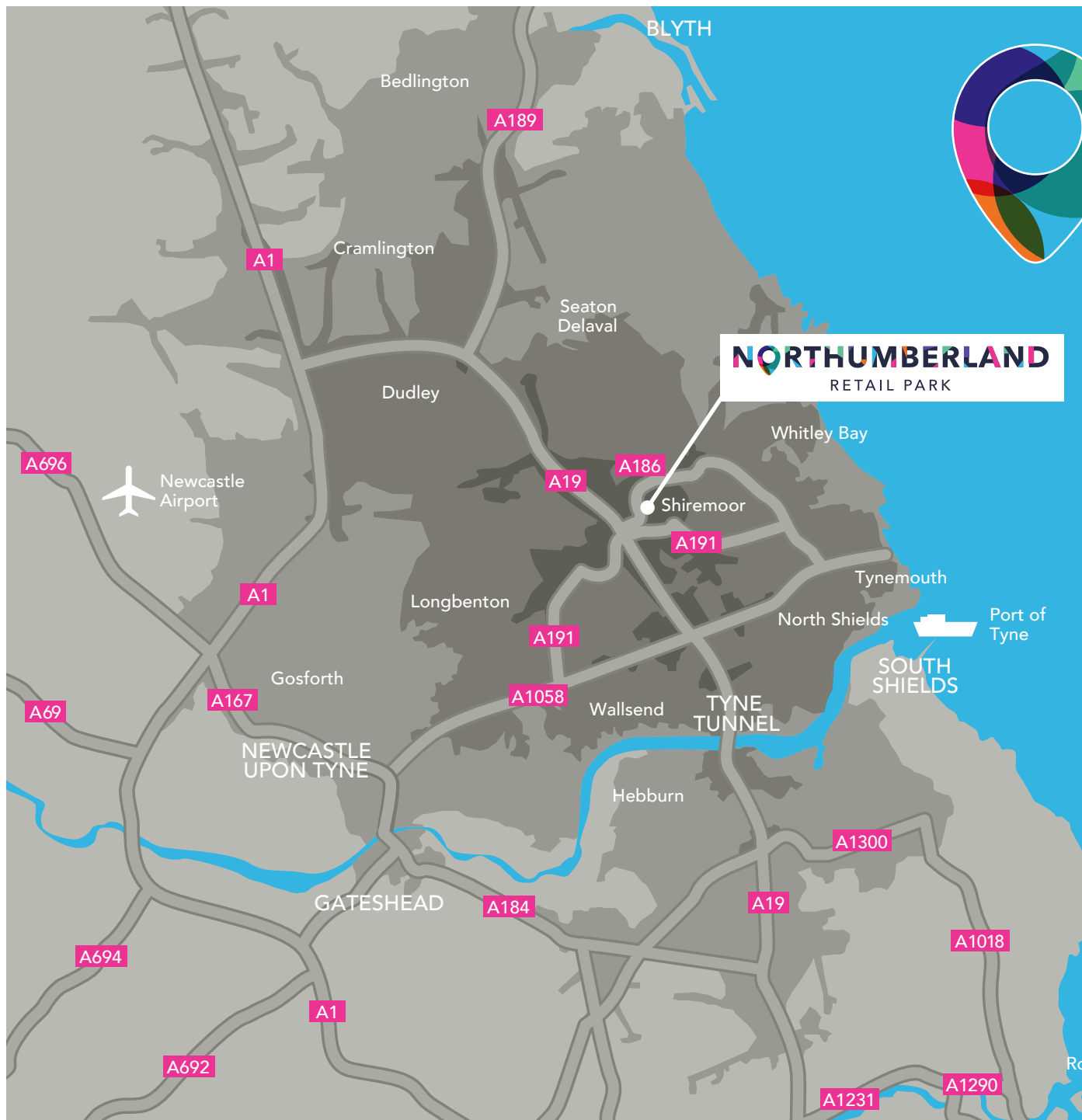




WIDER SITE

Northumberland Retail Park is a new 11,148 sq m (120,000 sq ft) development situated on the A19 in Shiremoor, one junction north of Silverlink Shopping Park and Cobalt Business Park, North Tynside. The retail park is located in a well establish shopping area and includes Aldi, Costa drive thru, Toby Carvery, B&M Homestore and JD Gyms; additional units available up to 3,700 sq m (39,500 sq ft) with mezzanine capability.





LOCATION



- ▶ NEWCASTLE UPON TYNE 8 MILES - 18 MIN BY CAR
- ▶ MORPETH 15 MILES - 25 MIN BY CAR
- ▶ SUNDERLAND 14.6 MILES - 30 MIN BY CAR
- ▶ DURHAM 23 MILES - 33 MIN BY CAR



- ▶ NEWCASTLE UPON TYNE - 26 MIN BY METRO
- ▶ COAST - 13 MIN BY METRO



- ▶ NEWCASTLE UPON TYNE - 25 MIN BY BUS
- ▶ WHITLEY BAY - 13 MIN BY BUS



RETAIL PARK OCCUPIERS



ILLUSTRATIVE PURPOSES ONLY

NORTHUMBERLAND

RETAIL PARK

Northumberland Retail Park is currently home to Aldi, Costa, Toby Carvery, JD Gyms and B&M Home Store, including a garden centre. Over 300 free surface shopper car parking spaces available. 8,266 sq.ft with mezz capability is available for immediate occupation.

Northumberland Park Neighbourhood Centre is located adjacent, anchored by Sainsbury's Food Store, with other retailers including



Heron Foods, Subway, Cooplands, Card Factory, Indigo Sun, Frank's Carpets and Moorview Veterinary Practice.

Northumberland Park Metro Station and Bus Interchange together with a 390 spaced multi-storey car park is positioned centrally in between the two Parks.



SITE PLAN



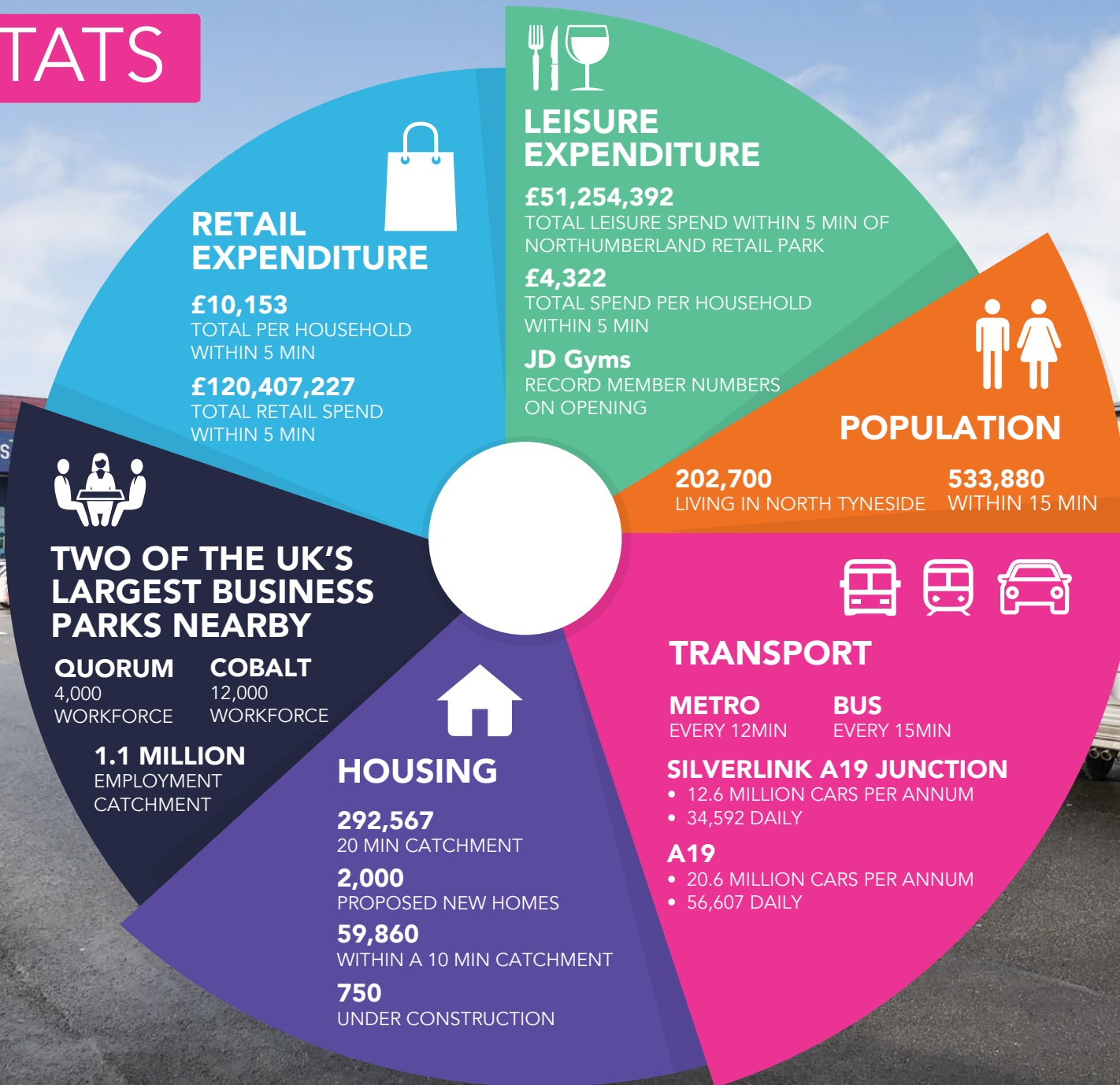
UNIT	AREA (SQ.FT.)
1A	280 sqm / 3013 sqft
1B	280 sqm / 3013 sqft
1C	233 sqm / 2508 sqft
2A	233 sqm / 2508 sqft
2B	186 sqm / 2002 sqft
2C	186 sqm / 2002 sqft
3 AVAILABLE IMMEDIATELY	8,266 + 6,662 MEZZANINE
B&M HOME STORE	23,982 + 7,556 GARDEN CENTRE
JD GYMS	25,973 (FF ABOVE UNIT 4)

ILLUSTRATIVE PURPOSES ONLY





STATS





TRACK RECORD

Northumberland Estates is one of the largest and most active developer landlords in the North East.

The in house Commercial Property team is experienced in delivering schemes of a varying complexities from general industrial units to specialist facilities such as schools.

- ▶ Northumberland Estate's UK Commercial Property portfolio currently comprises in excess of 400 properties over 100 individual sites.
- ▶ The current UK development pipeline is in excess of 1 million sq ft and is spread across a range of sectors.
- ▶ The wider portfolio includes assets in Germany, Switzerland and North America.



Willowburn Retail Park - Newly constructed retail park in Alnwick; including a Starbucks and anchored by M&S foodhall, with a planned phase 2 for a further 20,000 sq.ft.



Pets at Home - 836 sq.m. (9,000 sq.ft.) out of town retail unit in Alnwick



Toby Carvery - Well-established leisure development within Northumberland Retail Park scheme



Wynyard Business Park - Planning permission obtained for 400 sq.m. (4,090 sq.ft) retail parade at Tees Valleys premier business park



Quorum Business Park - Retail parade on major North Tyneside Business Park



Whitley Road - Planning to be submitted for drive-thru and restaurant unit to complement existing 6,515 sq.m. (70,125 sq.ft.) retail and leisure scheme



Alnwick South Road - 1,394 sq.m. (15,000 sq.ft.) retail developed for Aldi stores



Earsdon Rd, Shiremoor, Newcastle upon Tyne NE27 0SJ

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**Northumberland
Estates**

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