

# scotch corner

DL10 6NR

commerce park

THE CROSSROADS OF THE NORTH





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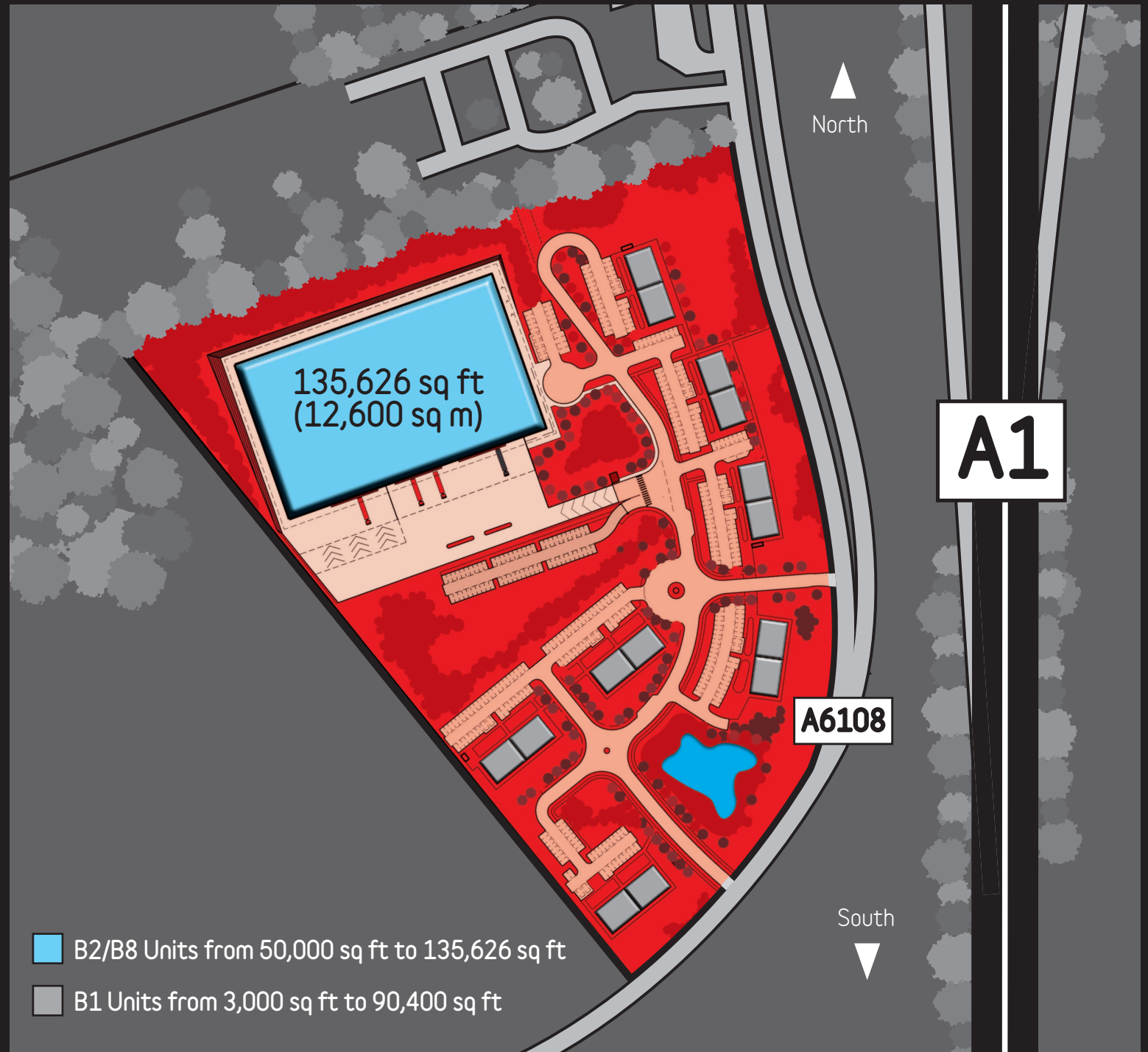
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## customer-led opportunities

- Site area 10 hectares (25 acres).
- Fast track Design and Build packages will ensure that each occupier's precise needs can be fully satisfied.
- Each facility will be set within a pleasant, landscaped environment with a 'green' rural setting.
- Outline planning consent for B1, B2 and B8 units is available.
- B2/B8 planning consent is for buildings up to 12,600 sq m (135,626 sq ft) up to 12.5m high.
- B1 planning consent is for buildings up to 8,400 sq m (90,400 sq ft).
- Leasehold or freehold design and build packages or plot sales are available. Full terms can be provided upon application.



Indicative layout



## ports

Teesport, the nearest port, offers impressive opportunities for strategic routes to and from Eastern Europe and the Far East.

The Port handles approximately 50 million tonnes of cargo per year and is proposing to create a new 50 Hectare container terminal at Teesport capable of accommodating vessels with up to 9,000 TEU capacity. The first phase of works are due to commence in 2010 with a new quay of up to 1,000 metres in length with a constant depth of 16.5 metres.

The Port of Tyne lives up to its international reputation and its deep river port allows for 24 hour access. There is a rail terminal linking into the East Coast Main Line and good access to the motorway network.

## motorways/roads

Excellent road transport access: North and South A1, A1(M), and West via the A66 to the M6.

### Scotch Corner - Drive Times:

DESTINATION	DISTANCE (Miles)	TIME (Hours & Minutes)
Richmond	5.6	14 mins
Darlington	12.4	16 mins
Durham	31.8	34 mins
Teesport	33.2	50 mins
Newcastle	46.9	51 mins
York	49.6	1 hr 2 mins
Leeds	59	1 hr 10 mins
Carlisle	70.3	1 hr 30 mins
Manchester	106	1hr 59 mins
Glasgow	165.4	3 hrs 3 mins
Edinburgh	166.6	3 hrs 23 mins
Birmingham	167.2	3 hrs 6 mins
Leicester	151	2 hrs 41 mins
Northampton	180	3 hrs 10 mins
Milton Keynes	196.3	3 hrs 25 mins

(Source: AA Routefinder)

## airports

Durham Tees Valley, Newcastle and Leeds/Bradford International Airports are all within one hour's drive time of the park.

Durham Tees Valley is the closest airport to Scotch Corner and offers both passenger and cargo handling flights.

## rail

The region is well served by the East Coast mainline with stations at both Darlington and Northallerton, This links up with all other mainline UK routes.

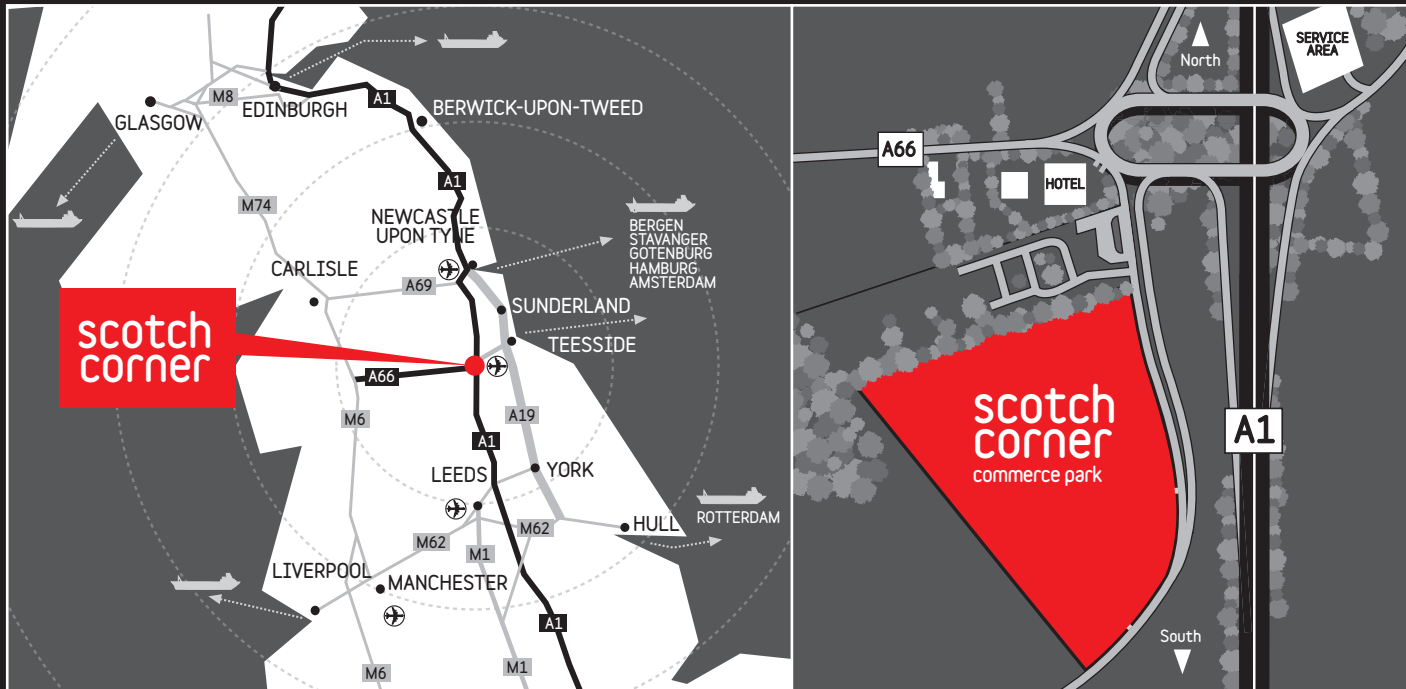
Approximate journey times from Darlington:

Leeds	1 hour
Manchester	2 hours 20 minutes
Birmingham	3 hours 20 minutes
London	2 hours 45 minutes
Newcastle	30 minutes
Edinburgh	2 hours
Liverpool	3 hours

## labour

The area is skills rich in the quality of its labour. In Tees Valley the population is 661,600 with 61.3% (405,700) being of working age. The population within one hour's drive time rises to approximately 2.5 million.

www.scotchcornercommercepark.co.uk



A development by



For further information please contact joint agents.



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