

80,000 vehicles  
passing daily

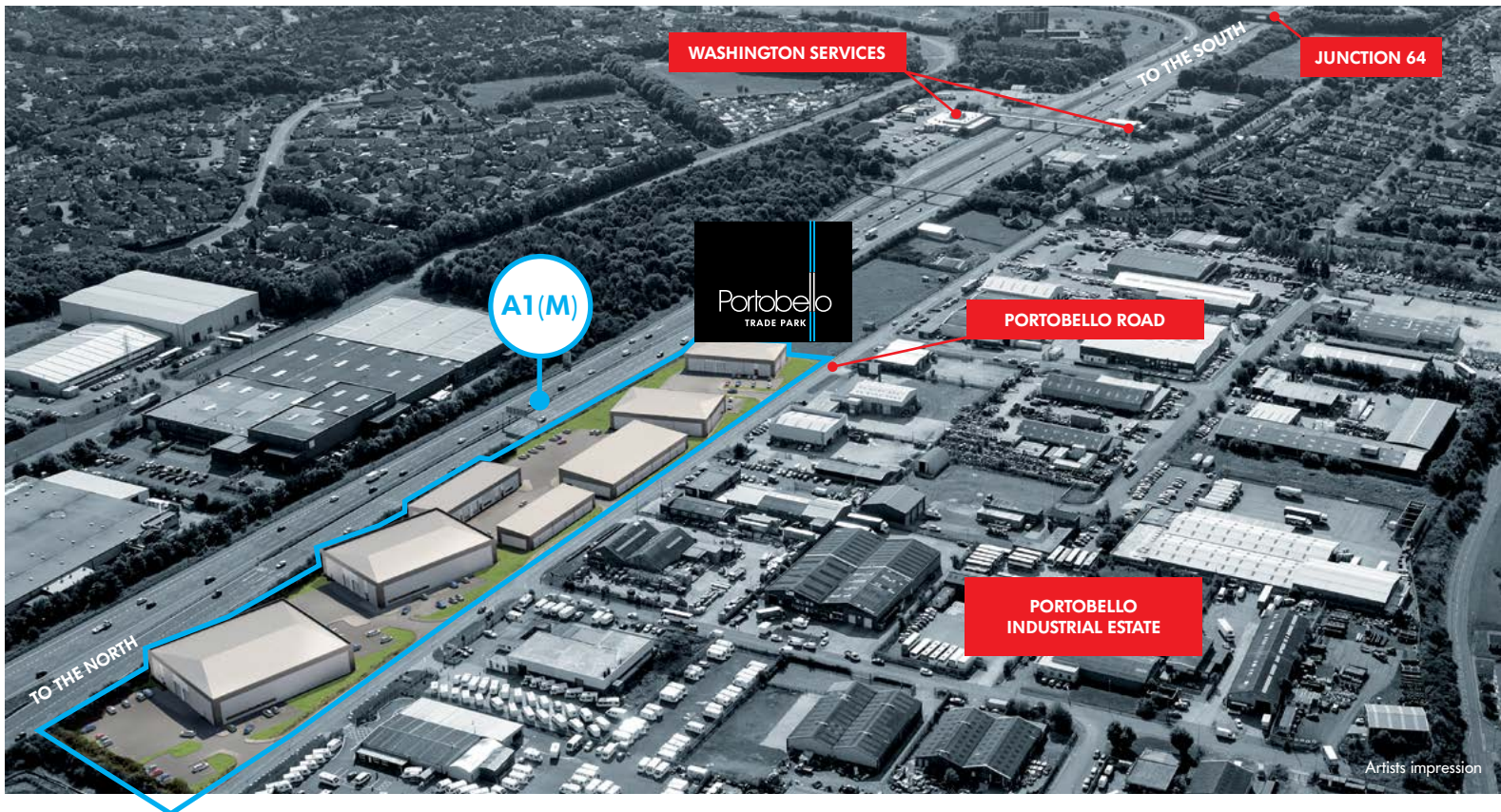
Portobello  
TRADE PARK



New trade/warehouse units available from 2,195 sq ft to 22,796 sq ft  
in a highly prominent location adjacent to A1(M)

**TO LET**

Portobello Road, Birtley DH3 2SB



## Location

Portobello Trade Park occupies a highly prominent position off Portobello Road in Birtley, adjacent to the A1(M). The estate has excellent access to and from the A1(M), lying between Junction 64 and 65, which are both within 1 mile of the site.

The A1(M) in turn leads to the wider regional and national road networks both north and south. Access to the A19 Trunk Road, which is the other main arterial route through the region, is within 6 miles of the estate via the A1231 Sunderland Highway.

## Description

Portobello Trade Park comprises 100,000 sq ft of new industrial and warehouse space. Constructed speculatively and completed in Oct 2015, the development offers a range of units specifically aimed at occupiers seeking prominence and accessibility.

Within the development, a highly visible trade park scheme abuts the Motorway and with 80,000 vehicles passing daily, provides a focal point for trade occupiers to serve Washington, Gateshead, Chester-le-Street and Birtley.

## SCHEDULE OF SIZES

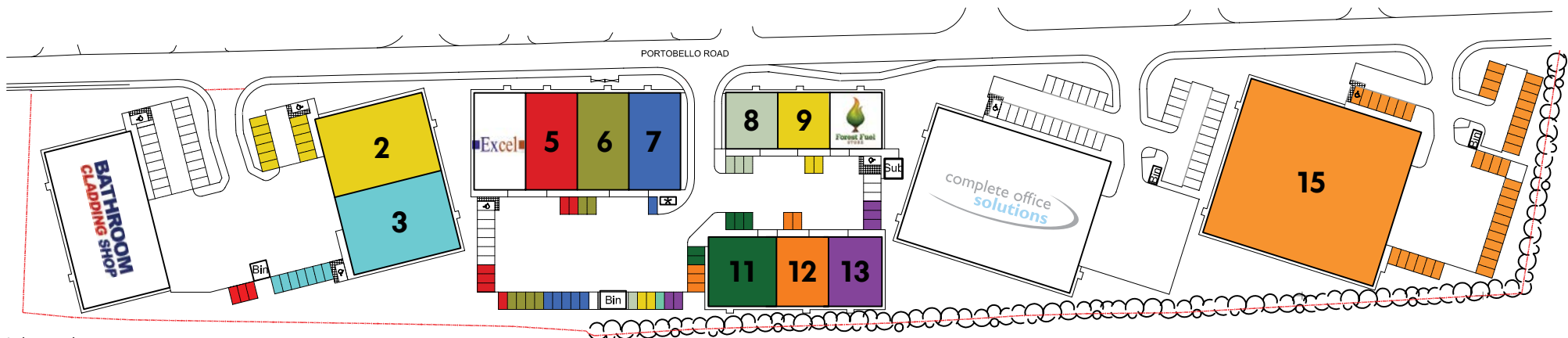
<b>UNIT 1</b>	Bathroom Cladding Shop
<b>UNIT 2</b>	<b>6,981 sq ft</b>
<b>UNIT 3</b>	<b>6,879 sq ft</b>
<b>UNIT 4</b>	Excel RAC
<b>UNIT 5</b>	<b>3,870 sq ft</b>
<b>UNIT 6</b>	<b>3,870 sq ft</b>
<b>UNIT 7</b>	<b>3,909 sq ft</b>
<b>UNIT 8</b>	<b>2,195 sq ft</b>
<b>UNIT 9</b>	<b>2,253 sq ft</b>
<b>UNIT 10</b>	Forest Fuel Store
<b>UNIT 11</b>	<b>3,597 sq ft</b>
<b>UNIT 12</b>	<b>2,807 sq ft</b>
<b>UNIT 13</b>	<b>2,805 sq ft</b>
<b>UNIT 14</b>	Complete Office Solutions
<b>UNIT 15</b>	<b>22,796 sq ft</b>
<b>TOTAL</b>	<b>61,962 sq ft</b>

## Distance and Journey Times

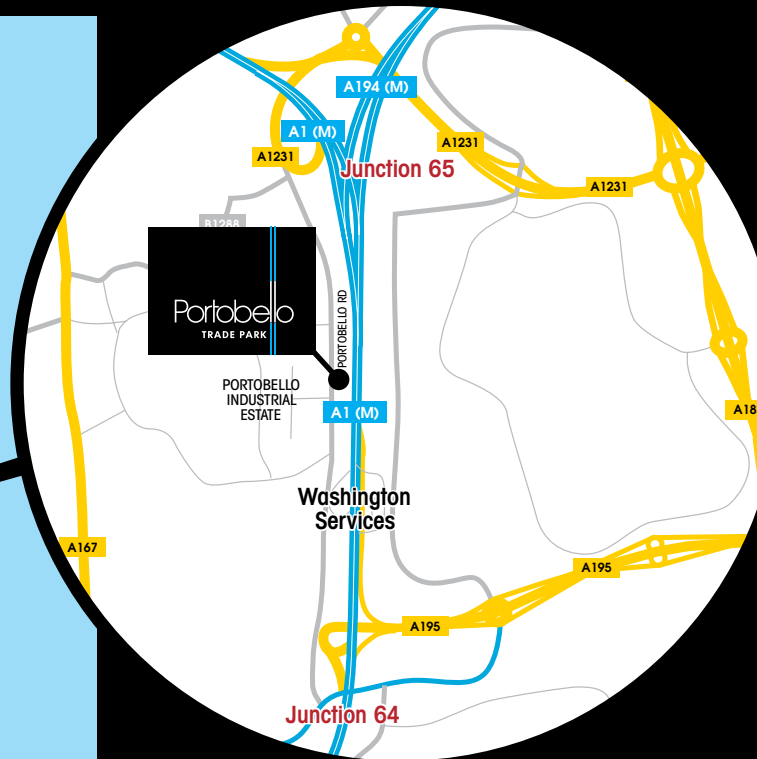
DISTANCE (miles)	DESTINATION	JOURNEY TIMES (mins)
1	Junction 64	1
1	Junction 65	1
3	Chester-le-Street	9
4	Washington	11
4	Team Valley	12
5	Gateshead	14
7	Newcastle upon Tyne	16
11	Durham	18
15	Newcastle Airport	23

## Specification

- Up to 8m clear eaves height
- Floor loading of 30KN m<sup>2</sup> - 50KN m<sup>2</sup>
- Ample dedicated customer parking areas
- Large service yards
- Attractive landscaped setting
- BREEM Rating 'Very Good'
- Business Rates Support Available (subject to LA application).
- Average of 80,000 vehicles passing daily
- 1 mile to Junction 64 and 65



Indicative plan



**EUROPEAN UNION**  
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**North East  
Local Enterprise  
Partnership**



Project part funded by the North  
East Investment Fund

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# Portobello

## TRADE PARK

A development by

**Ravensthorpe**  
PROPERTY DEVELOPMENTS

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