



COLBURN BUSINESS PARK

Design & Build Opportunities

CATTERICK
NORTH YORKSHIRE
A1 (M) JUNCTION 53/54



LOCATION

Colburn Business Park is accessed off the A6136 Catterick Road and is situated close to Catterick Garrison. Junction 53 of the A1(M) is 3.5 miles to the South East and junction 54 of the A1(M) is 3 miles to the North East. However works currently being undertaken on the A1(m) due to be completed early 2012 will improve the access even further with a new junction linking to Catterick Road to the A1 both North and South being located less than 1 mile from the Business Park.

COMMUNICATIONS

TO A1 (M)

3
miles

DARLINGTON

16
miles

DURHAM

36
miles

HARROGATE

35
miles

LEEDS

53
miles

NEWCASTLE

56
miles



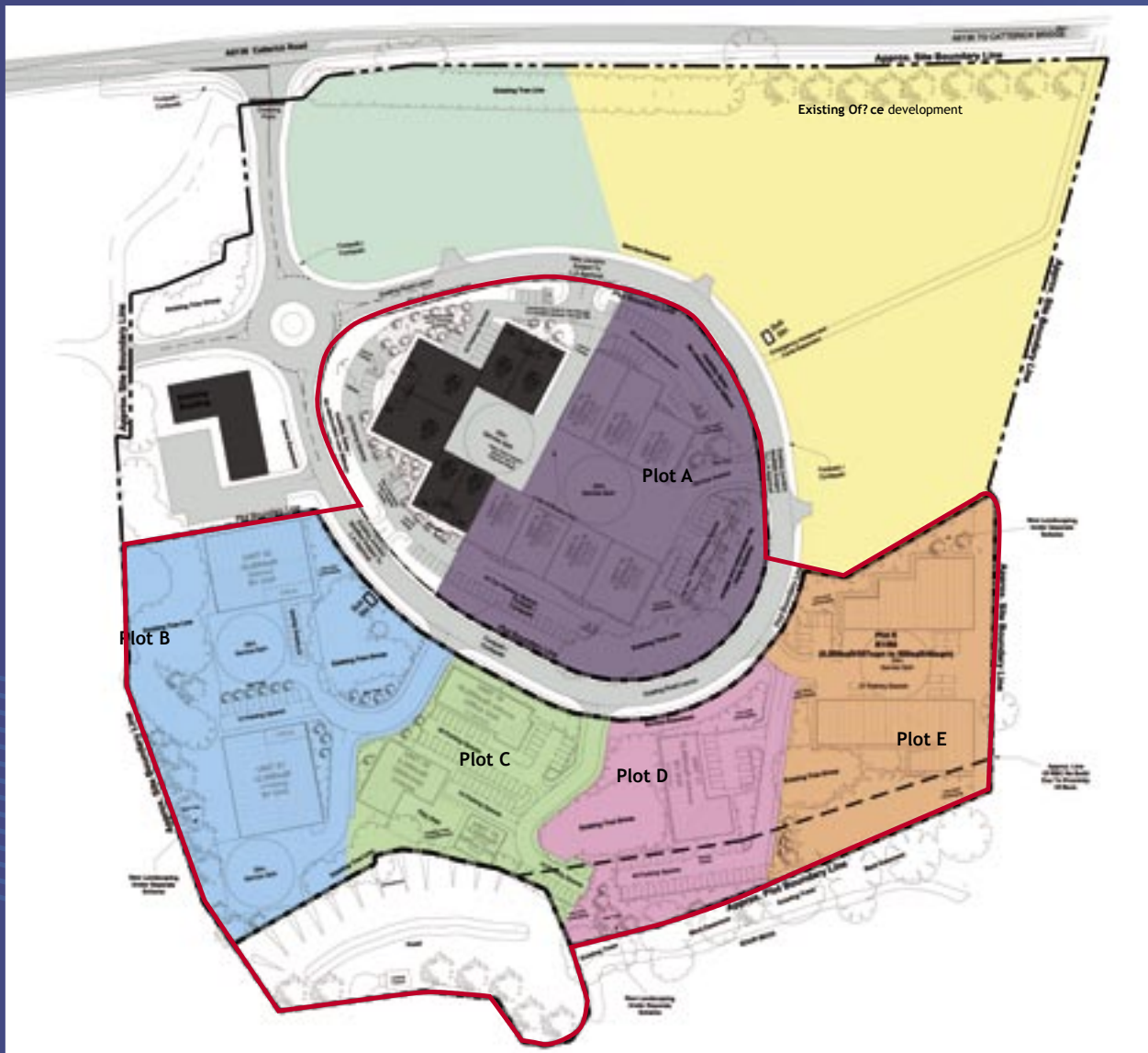
DESIGN & BUILD OPPORTUNITIES

We would be pleased to discuss your building requirements to enable us to construct a tailor made facility to fit your precise business needs. Units are available to occupiers on either a pre let or pre sale basis, with single business units up to 35,000 sq ft.

TERMS

Please speak with our agents (details on back page) to see how we can assist with your requirements.

SITE PLAN



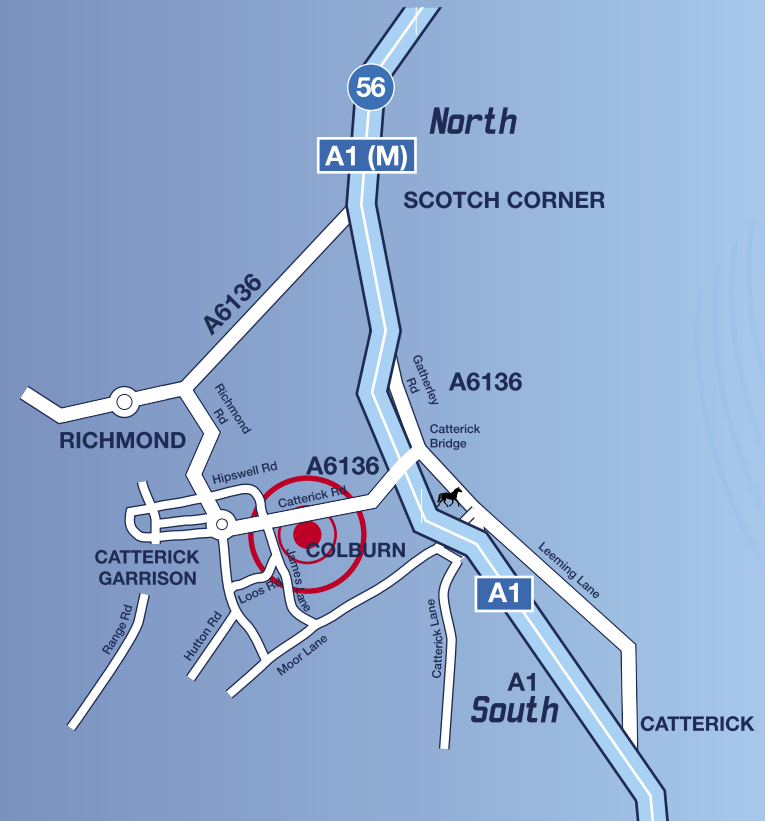
Indicative master plan showing potential building layouts.



- Frontage Plot** - For future development subject to planning
- Existing Offices** - Gladman developments existing offices
- Plot A** - B1 Business / Industrial units available in various sizes ranging from 2,000 ft² - 35,000ft²
- Plot B** - B1 Business / Industrial units from 10,000ft² - 15,000ft²
- Plot C** - B1 Office and Creche facility in various sizes ranging from 500ft² - 5,000ft²
- Plot D** - B1 Office units available in various sizes ranging from 500ft² - 15,000ft²
- Plot E** - B1 Business / Industrial units available in various sizes ranging from 500ft² - 6,000ft²



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