

On The Instructions of

**Sunderland  
City Council**

# FOR SALE

## Prime Industrial Development Site

HILLTHORN BUSINESS PARK, HERRON DRIVE, WASHINGTON **NE37 3HQ**



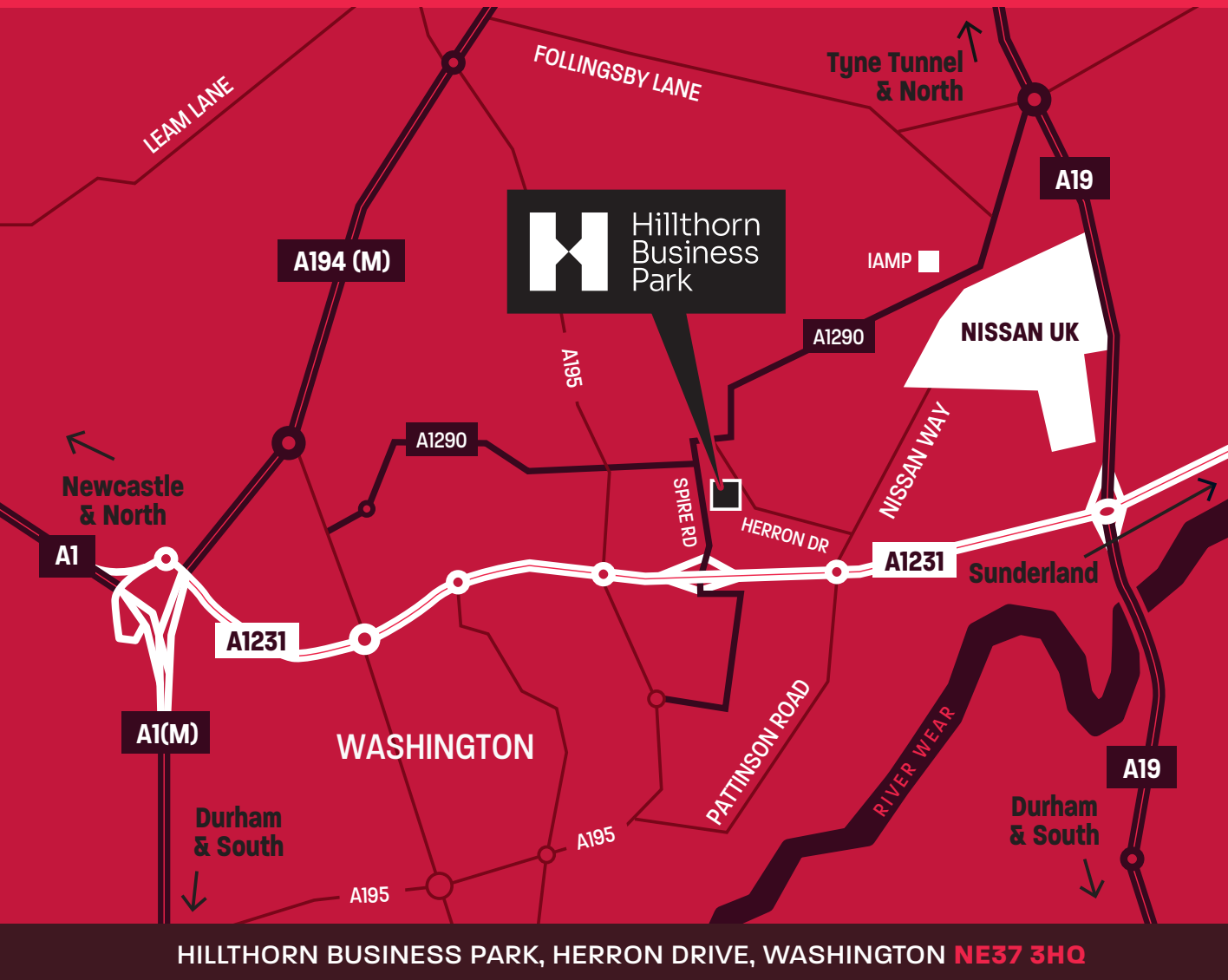
**11.67 acres (4.72 ha)**  
Industrial development land in two plots.



# Location

The site is located on Hillthorn Business Park which occupies a prime location in Washington within 1 mile of the Nissan production plant.

The estate is accessed directly from the recently upgraded A1290 which connects to the A1231 providing dual carriageway access to the A1(M) to the west and A19 to the east. Washington is home to some of the region's largest manufacturing and distribution occupiers due to its strategic central location.



# Hillthorn Business Park



## Description

Following the success of Phase 1 which was developed in 2023 providing over 350,000 sq ft in 7 high quality units and is now fully let. Phase 2 provides 11.67 acres (4.72 ha) of prime industrial development land in two plots.

# Hillthorn Business Park



Phase 1



Phase 2

The International Advanced Manufacturing Strategic Site (IAMSS) forms part of the North East Investment Zones (IZ) and a tax site providing fiscal incentives.

Hillthorn Business Park makes up part of the automotive cluster, anchored by Nissan.

The cluster already employs more than 12,900 people in the North East Mayoral Combined Authority area including at the adjacent International Advanced Manufacturing Park (IAMP).

The cluster already employs more than **12,900 people**



Nissan



# Hillthorn Business Park

FOR SALE  
Prime Industrial  
Development Site

## Accommodation

	Hectares	Acres
Total	4.72	11.67

## Planning

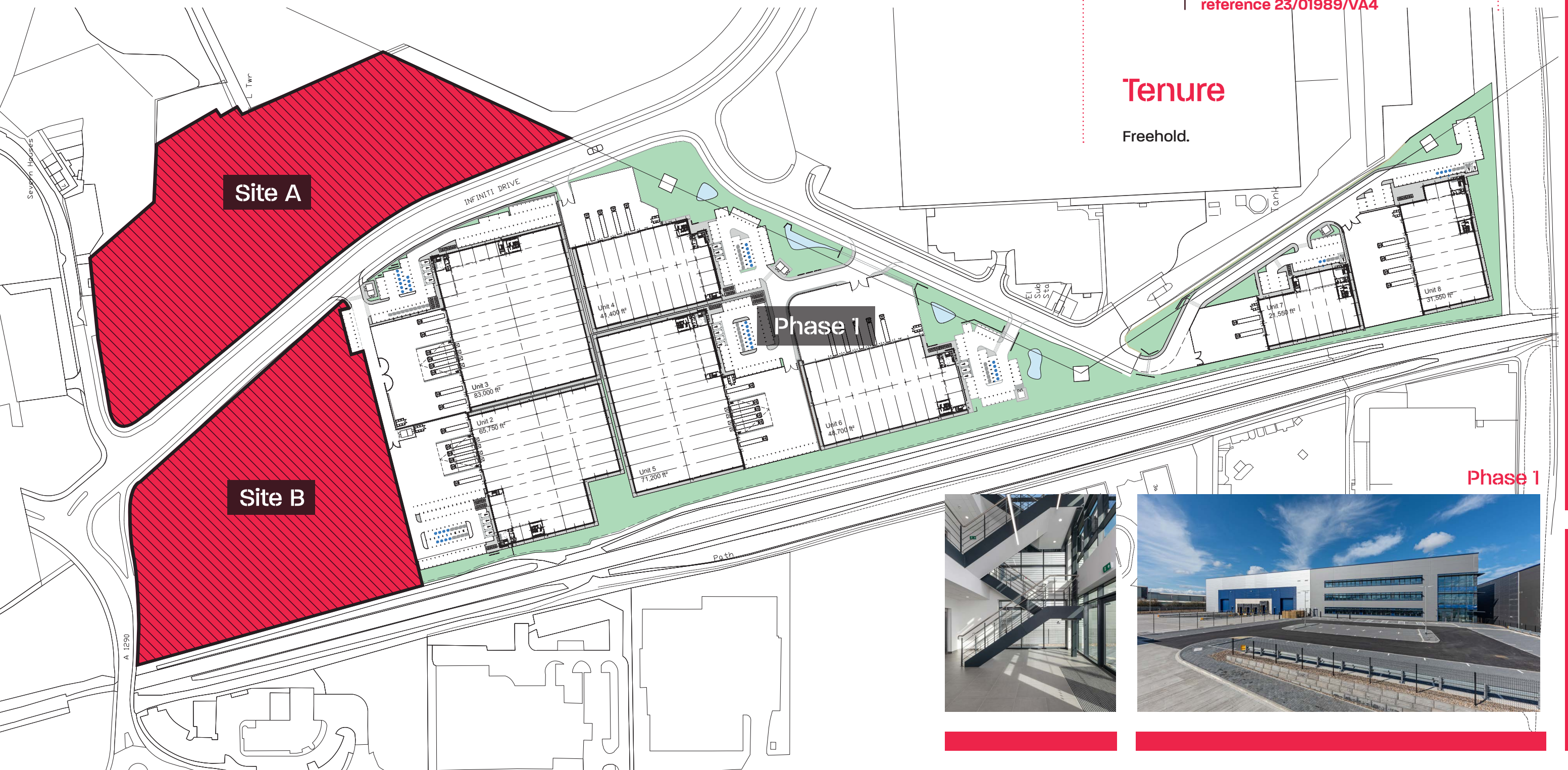
Phase 2 of Hillthorn has proposals for four industrial units of varying sizes ranging from 21,650 - 124,250 sq ft, totalling 218,850 sq ft.

**Site A** has outline planning consent under planning reference 21/00605/OU4

**Site B** has full planning consent under reference 23/01989/VA4

## Tenure

Freehold.



# Price On Application

## Agents Note

As the site forms part of the IAMSS, Sunderland City Council is keen to see uses associated with the advanced manufacturing and automotive sectors.

## VAT

All figures quoted are exclusive of VAT.

## Legal and Professional Costs

Each of the parties will bear their own legal and professional fees.

## Anti Money Laundering

In accordance with AML regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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City Council**

Hillthorn  
Business  
Park

**Naylors**  
**Gavin Black**  
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## Contact

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