



**Advance  
Northumberland**

# A SHWOOD BUSINESS PARK

Ashington, Northumberland

**Strategic Development Land  
& Build to Suit Opportunities**



PLOT	PLOT AREA		BUILDING FOOTPRINT	
	ACRE	SQFT	SQFT	SQM
1	14.29	275018	25550	
3a	2.26	26910	2500	
3b	1.86	30139	2800	
4a	1.78	22604	2100	
4b	1.83	24434	2270	
7	6.03	108446	10075	
9	3.28	37243	3460	

# ASHWOOD BUSINESS PARK

**Ashwood Business Park** is a 62-acre development site with Enterprise Zone status, strategically located in South East Northumberland, offering excellent connectivity with direct access to the A1(M) and A19 via the A189 arterial road, and easy access to the Port of Blyth and Newcastle International Airport.

With 32 acres of remaining employment land, Ashwood Business Park offers development opportunities within an area of the North East benefiting from infrastructure investment of regional and national significance including existing and future offshore wind energy generation projects and Blackstone QTS' Data Centre Campus.



World's most advanced and sustainable paint factory. Over £100 million invested and over 100 new jobs created.



Headquarters for one of the country's lead housing associations. Home to 300 staff, managing over 14,000 properties across the North East of England.



Petrol station, Asda, Subway and drive-thru Starbucks. A £4 million investment, creating 30 new jobs.



60,000 sqft purpose-built contamination control manufacturing facility. Originally based in Wansbeck Business Park the new unit is part of the companies ongoing expansion and growth plans.

# DEVELOPMENT OPPORTUNITIES

Ashwood Business Park is home to major occupiers including Akzonobel's state of the art paint manufacturing facility, the head office of housing association Bernicia Homes, and a manufacturing facility for US headquartered Contec.

On site amenities include a drive thru Starbucks, Subway, EuroGarages petrol filling station incorporating retail, as well as amenities focused on employee welfare including cycle tracks and woodland walks.

Ashwood Business Park offers both scale and proximity to projects of regional and national significance including the development of one of the UK's largest data centres at Blyth by Blackstone subsidiary QTS and The Crown Estate's 'North East area of opportunity' for offshore wind which offers significant growth potential across an already established renewable energy supply chain in the area.

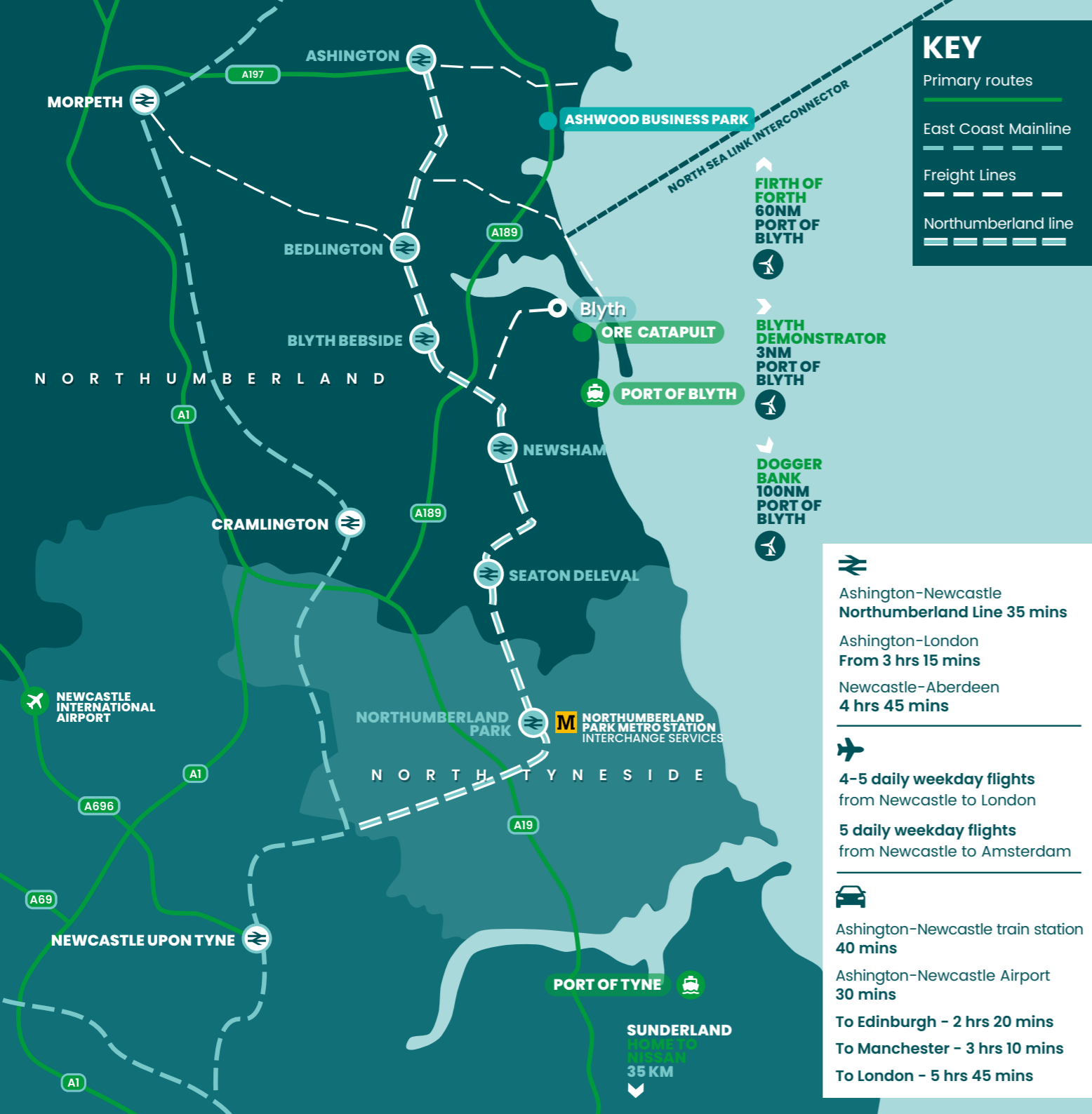
Nearby Ashington is an ideally located and ambitious business destination benefiting from significant investment.

The £36 million Ashington Town Centre Regeneration Programme is underway and will provide new leisure, cultural and community facilities along with a high street development programme. Construction is also near completion of the new £54 million 'Gen-Zero' Northumberland College Campus which is due to open October 2026 and will provide access to a highly skilled local workforce.

The newly opened Northumberland Line provides connectivity across South East Northumberland linking into Newcastle Central Station, Tyne & Wear Metro and the wider national rail network.

The stunning Northumberland Coast is a short distance away with beach walks accessible in under 2 miles.





# A CONNECTED LOCATION

Ashwood Business Park

**Ashwood Business Park** is located in South East Northumberland in the North East of England. The site is less than ten minutes away from Northumberland Energy Park which has green, renewable energy at its core.

Northumberland Energy Park, Part of Energy Central, at just under 500 acres is home to multi-million pound investment in JDR Cable Systems Ltd recently completed subsea cable manufacturing facility. The site is also home to the North Sea Link Interconnector, a 720-kilometre subsea interconnector linking the electricity systems of the UK and Norway, and works are also underway for the new 'Hyperscale Datacentre campus.

Ashwood Business Park provides investors prime supply chain land opportunities with easy access to Northumberland's Energy Park, the premier offshore energy base

- Road**  
Easy access to the A1(M) and A19 via the A189 arterial road.
- Rail**  
Ashington Railway Station, located in the town centre, connects to Newcastle City Centre and the Tyne and Wear Metro.
- Air**  
Newcastle International Airport is under 30 minutes away offering direct flights to London, Aberdeen, Dubai, Amsterdam, Paris and other destinations across the world.
- Sea**  
Port of Blyth, Northumberland's deep-water port is a short drive away offering heavy lifting, mobilisation, storage, and logistical freight services.

Contact the team to discuss opportunities  
available at Ashwood Business Park:



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