

AIRVIEWPARK

Newcastle International Airport

A
**FIRST
CLASS**
BUSINESS
DESTINATION

Anchored by

Bellway

A FIRST CLASS BUSINESS DESTINATION

Opportunities available
for small scale offices to
dedicated headquarter buildings



Newcastle International Airport offer the UK's best-rated electric vehicle (EV) charging stations for their passengers.



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AIRVIEW
PARK
Newcastle
International
Airport



THE PARK

Providing exceptional connectivity to the North East, Scotland and further afield, AirView Park is located only six miles from Newcastle City Centre and one mile from Newcastle International Airport.

The Park is tailor-made to suit businesses wanting to relocate to more cost effective 'out of town' premises.

Adjacent to Newcastle International Airport, the development offers local, national and global links. The A1 to Scotland and the South is only a few minutes' drive away so occupiers have the best of both worlds – spectacular countryside, stress free parking and a **first class business destination**.

Benefiting close proximity to a range of amenities, including Wheatsheaf Farm & Premier Inn which are both located directly opposite Airview Park. Kingston Park, which is an approximately four minute drive, offers a range of amenities including large retails, food outlets and a gym. Ponteland is also less than a five minute drive and offers a range of restaurants, bars and Waitrose.



Image for indicative purposes only



One of the largest UK house builders, **Bellway** has already chosen to relocate their headquarters to AirView Park. The energy-efficient building includes conference rooms, high-end training facilities and a large office space.





THE MASTERPLAN

The first phases on the park are now complete and include a head quarter building for Bellway, International Space Station Airview and three smaller self-contained units which have been let / sold to a range of occupiers including Architect Group.

Key benefits of AirView Park

- Opportunity for businesses to influence the design of the office build to meet with their specific needs
- Flexible floor plates
- Social spaces
- Communal parkland setting
- Dedicated car parking
- Current buildings offering EPC A credentials
- Potential employment for over 2,000 people
- Close to mixed affordable housing
- Quality range of leisure amenities in Northumberland National Park and nearby Newcastle City Centre
- Provides unrivalled transport links
- Only two minutes drive to Newcastle International Airport

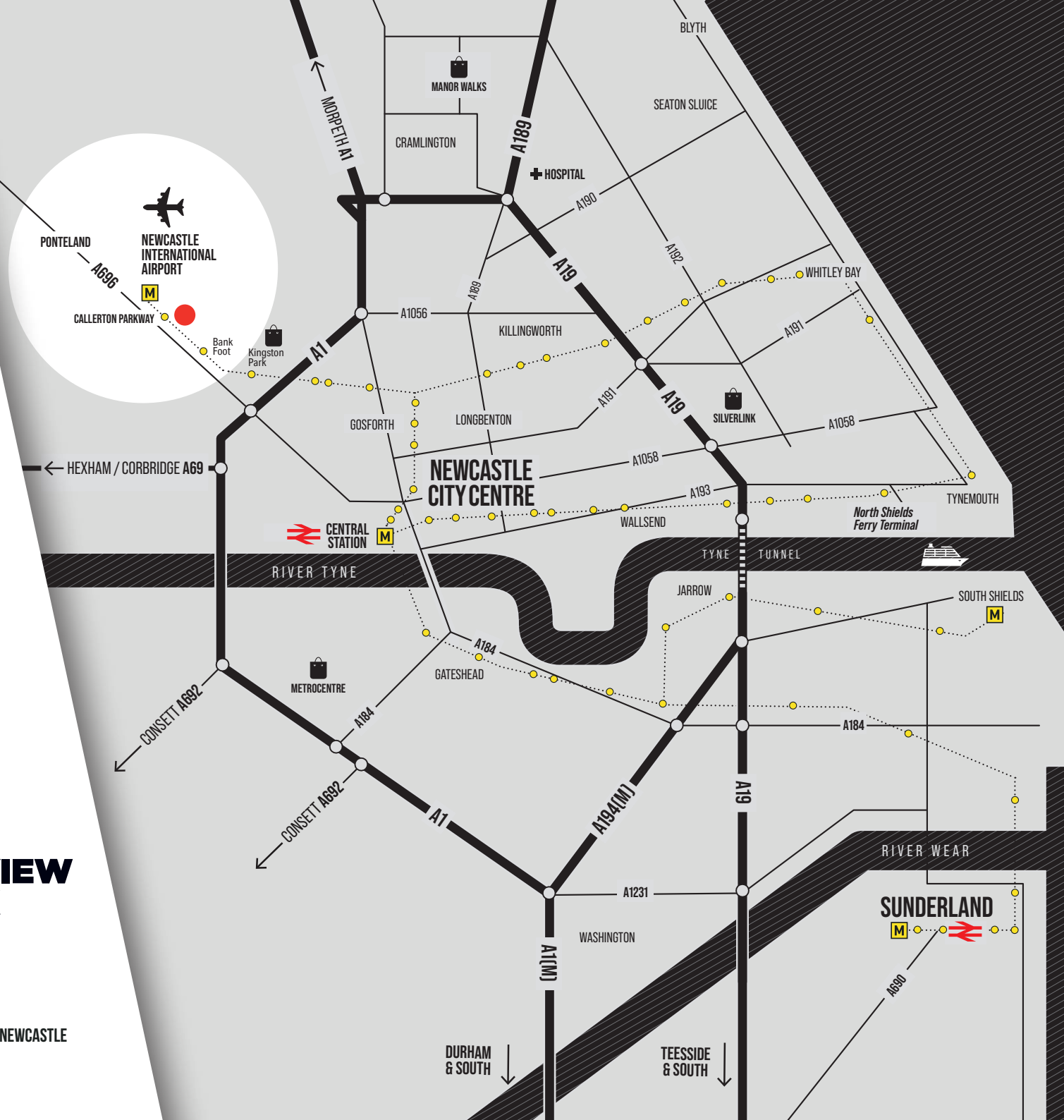
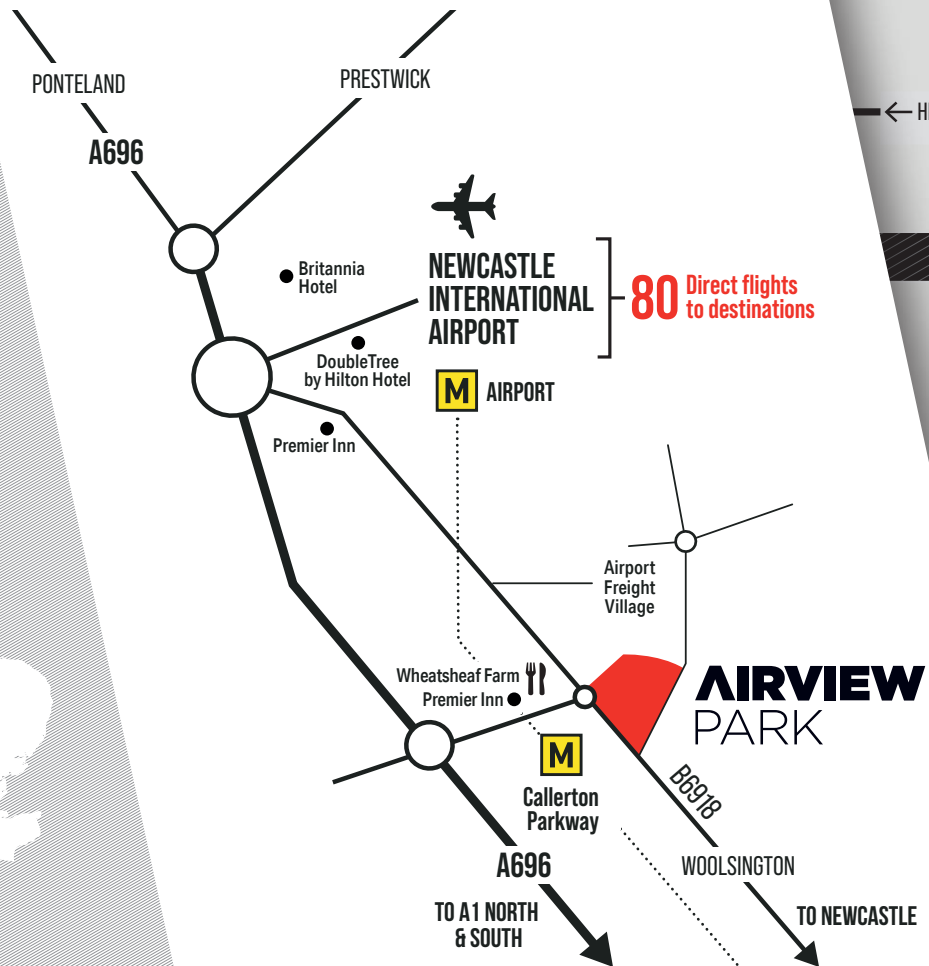


The map illustrates the proposed A696 road route across Great Britain. The route is marked with a thick black line and includes the following locations and features:

- Aberdeen**: Starting point of the route.
- Glasgow**: Connected to Aberdeen via the M6.
- Edinburgh**: Connected to Glasgow via the A1.
- Carlisle**: Connected to Edinburgh via the A1.
- Newcastle Upon Tyne**: Marked with a red square, connected to Carlisle via the A1.
- Middlesbrough**: Connected to Newcastle Upon Tyne via the A1.
- Leeds**: Connected to Middlesbrough via the A1.
- Manchester**: Connected to Leeds via the A1.
- Liverpool**: Connected to Manchester via the M6.
- Birmingham**: Connected to Liverpool via the M6.
- Bristol**: Connected to Birmingham via the A36.
- London**: Connected to Bristol via the M3.
- Southampton**: Connected to London via the M3.
- Newcastle Upon Tyne**: Connected to Southampton via the A1(M).

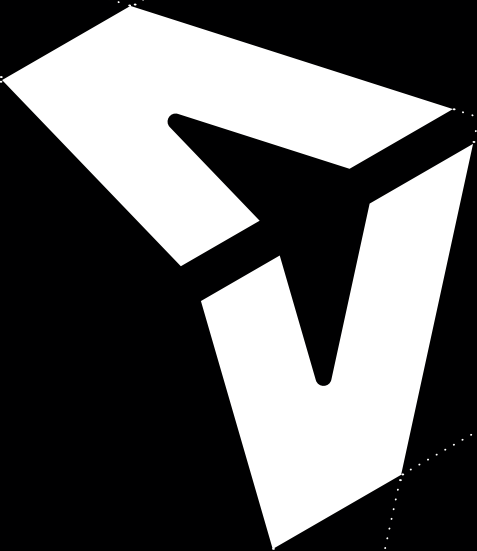
Other features shown on the map include:

- Ports of Rosyth, Port of Glasgow, Port of Stranraer, Port of Workington, Port of Teesside, Port of Liverpool, and Port of Southampton**.
- Other roads**: M6, A1, A1(M), and A36.
- Geographical features**: The map shows the coastline of Great Britain and the surrounding waters.



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CONNECTIVITY



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CONNECTIVITY BY METRO

Tyne and Wear Metro is a light rail system with 60 stations serving Newcastle, Gateshead, Sunderland, North Tyneside and South Tyneside.

AirView Park is only a two minute walk from Callerton Parkway Metro station. Newcastle International Airport is one stop from Callerton Parkway with trains going direct to the terminal building.

Callerton Parkway offers a direct 20 minute metro link to Newcastle Central Station linking Northern and East Coast rail services with central London, Birmingham and Manchester.

TRAVEL TIMES - METRO

| | |
|---|---------|
| Newcastle International Airport | 4 mins |
| Kingston Park (Retail Hub - Next / Tesco / M&S / Boots / TK Max) | 4 mins |
| Newcastle upon Tyne City Centre (Haymarket / Monument / Central Station) | 20 mins |
| Sunderland | 55 mins |

TRAVEL TIMES - RAIL

| | |
|------------|---------------|
| London | 2 hrs 40 mins |
| Edinburgh | 1 hr 34 mins |
| Leeds | 1 hr 36 mins |
| Manchester | 2 hr 15 mins |
| Birmingham | 2 hr 52 mins |



CONNECTIVITY BY ROAD

AirView Park is located at the heart of the regions main road network.

The main A1 road link to Scotland and the south is only a **five minute drive** (2.7miles) and is accessed via the A696. The A1 provides the main route to Edinburgh which is only two hours' drive, but heading southwards, access is also available via the A19 corridor which links to Sunderland, Tees Valley and York.

3.5 miles west is the A69, the gateway to Cumbria and the M6 motorway, linking to Western Scotland and Western England.

TRAVEL TIMES

| | |
|---|---------------|
| Newcastle International Airport | 2 mins |
| Kingston Park (Retail Hub - Next / Tesco / M&S / Boots / TK Max) | 4 mins |
| A1 Motorway North and South | 5 mins |
| Newcastle upon Tyne City Centre | 13 mins |
| Sunderland | 40 mins |
| Durham | 30 mins |
| Carlisle | 1 hr |
| Leeds | 2 hrs |
| Manchester | 2 hrs 46 mins |



The **X78** bus route links Callerton Parkway to Eldon Square Bus Station in under 30 minutes and Ponteland in under 10 minutes.



A
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Best Airport
in the world

ROUTES
WORLD



CONNECTIVITY NEWCASTLE INTERNATIONAL AIRPORT

Newcastle International Airport is located one mile from AirView Park and is an extremely accessible regional airport with worldwide connections including destinations to the Middle East, Asia and Europe with average journey times of 60 minutes to most of the main UK cities.

The airport is connected to over 325 destinations one stop via up to 18 flights a day from hub airports Amsterdam, Dublin, Paris, Heathrow, Dubai, Frankfurt and Dusseldorf.

For more information on all destinations from Newcastle International Airport please visit www.newcastleairport.com



TOP BUSINESS DESTINATIONS



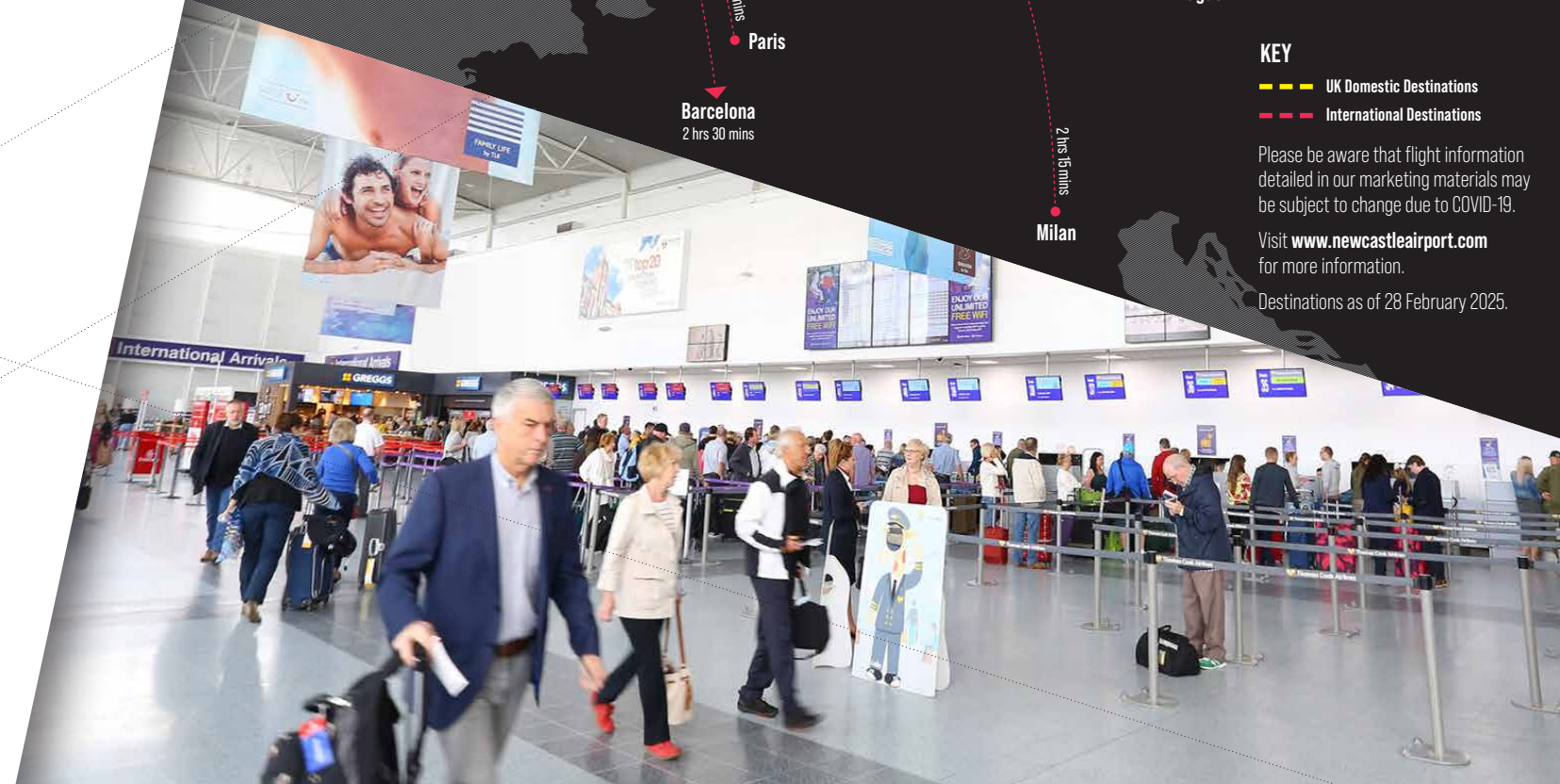
KEY

- UK Domestic Destinations
- International Destinations

Please be aware that flight information detailed in our marketing materials may be subject to change due to COVID-19.

Visit www.newcastleairport.com for more information.

Destinations as of 28 February 2025.



KEY FACTS

Newcastle International Airports impact on regional economic activity and the benefits of being located in the area.

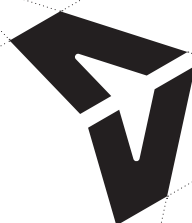
NEWCASTLE AIRPORT CONTRIBUTES OVER
£1bn annually
IN GROSS VALUE ADDED (GVA) TO THE
NORTH EAST ECONOMY AND SUPPORTS OVER
17,000 jobs.

IN 2023, NEWCASTLE AIRPORT SAW
4.8 million
visitors.
THIS IS FORECASTED TO GROW TO
9.1 million
visitors
by 2040,
AN INCREASE OF AROUND
90% in the
17-year period.

NEWCASTLE AIRPORT DIRECTLY SUPPORTS
460 jobs
WITH AN ECONOMIC IMPACT OF
£43m.
THE AIRPORT IS ALSO THE BASE FOR
60 tenant
businesses
WHICH, ALONG WITH THE AIRPORT, EMPLOY OVER
3,000 people
WITH AN ECONOMIC IMPACT OF
£178m

THE ENTIRE AIRPORT OPERATION,
INCLUDING ITS SUPPLY CHAIN AND
ALL ASSOCIATED SPENDING, SUPPORTS
6,600 jobs
in the region,
WHICH COULD INCREASE TO
12,600
in 2040.
THE GVA GENERATED BY NEWCASTLE AIRPORT
IN THE NORTH EAST COULD INCREASE FROM
£376m to £712.9m
IN THE SAME PERIOD.





“ AirView Park will generate new jobs and significant economic benefits for the North East, creating more international trade opportunities for the region. Its location is second to none, on airport land just a few minutes from the terminal building. The airport is fully behind this project and will continue to deliver connectivity to support the businesses that decide to locate to this exceptional site. We look forward to welcoming them to AirView Park at Newcastle International Airport! ”

Nick Jones
Chief Executive at
Newcastle International Airport





QUAYSIDE

NEWCASTLE UPON TYNE

The ground-breaking inventions of Newcastle's industrial past paved the way for newly established credentials: home to one of the UK's fastest growing tech and digital hubs, an emerging European hub for professional business services, a leading location for the offshore sector and a city at the forefront of global innovation in life sciences.

Newcastle is easy to get to and exceptionally easy to get around. The city is compact and well-connected, with worldwide connections to global markets and an accessible and welcoming business network.



ROYAL VICTORIA INFIRMARY

NORTHUMBRIA UNIVERSITY

THE ANGEL
OF THE NORTH

NEWCASTLE
UNIVERSITY

THE CATALYST
Newcastle Helix

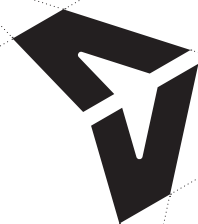
ELDON SQUARE
Shopping Centre

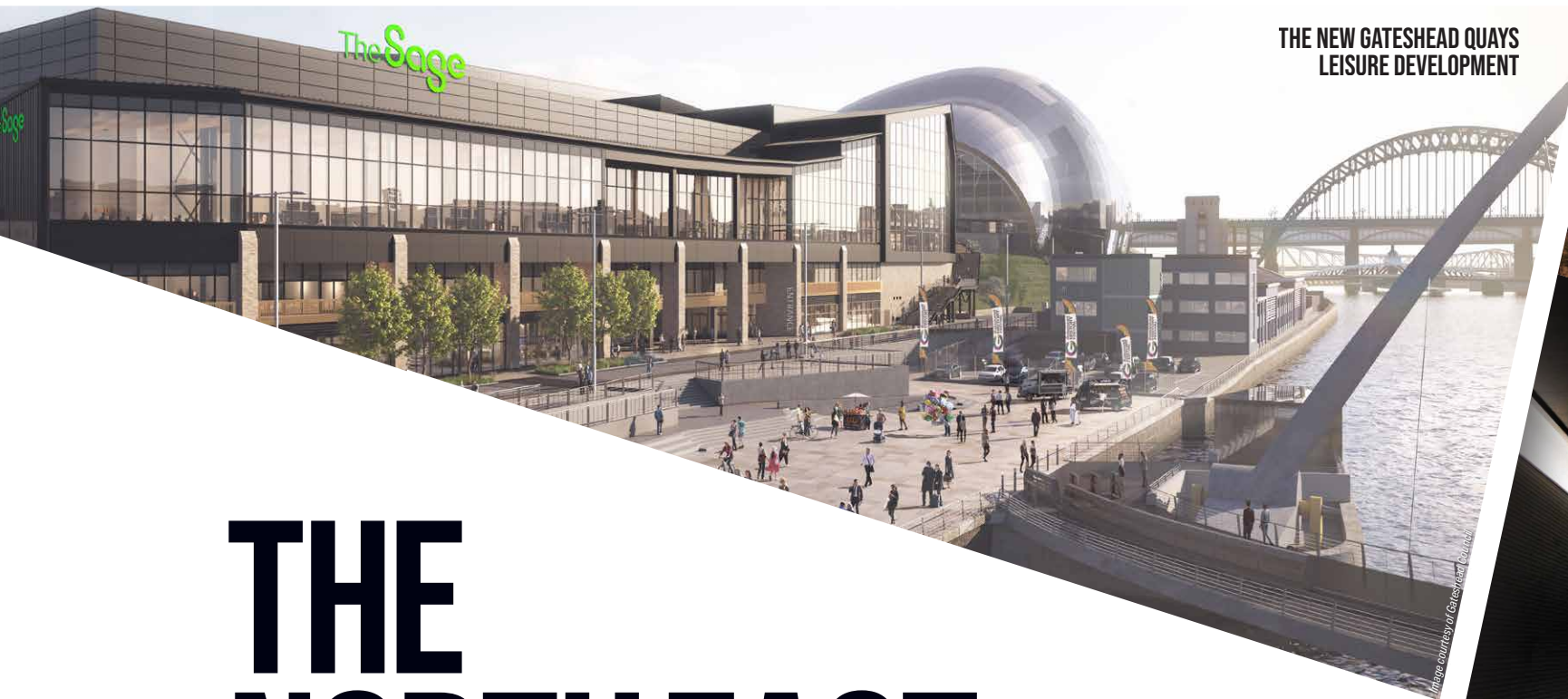
GREY STREET

“ Newcastle International Airport is a key driver of economic growth and job creation for our city and region. As we continue to invest in its regeneration and expansion we are not only strengthening connectivity but also opening up new opportunities for employment, skills development and business growth. Airview Park's delivery will ensure that local people benefit from high-quality jobs and training, helping to build a stronger, more prosperous future for Newcastle and the North East. To drive our growth, attract new businesses, investment and visitors, we must deliver excellent quality projects. Increasingly we are looking beyond the UK to strengthen international connections, fostering global links in trade, education and culture. By doing so we are reinforcing Newcastle and the North East's position as a leading regional capital on the world stage. ”

Cllr Dan Greenhough

Portfolio Cabinet member for
Employment, Jobs and Skills





THE NEW GATESHEAD QUAYS
LEISURE DEVELOPMENT



KEEL SQUARE
Sunderland



BLYTH
WIND FARM

THE NORTHEAST

North East England is one of the UK's fastest growing economies with a highly skilled workforce and superb connections to global markets. The region benefits from a large talent pool of employees and entrepreneurs specialising in sectors such as advanced manufacturing, life sciences, digital, energy and business services. With a substantial level of investment planned across the region, the North East's economy is projected to continue to grow.



PROTO
The North East's new
home for innovation



CENTRE
FOR LIFE



THE
BIOSPHERE
Newcastle Helix

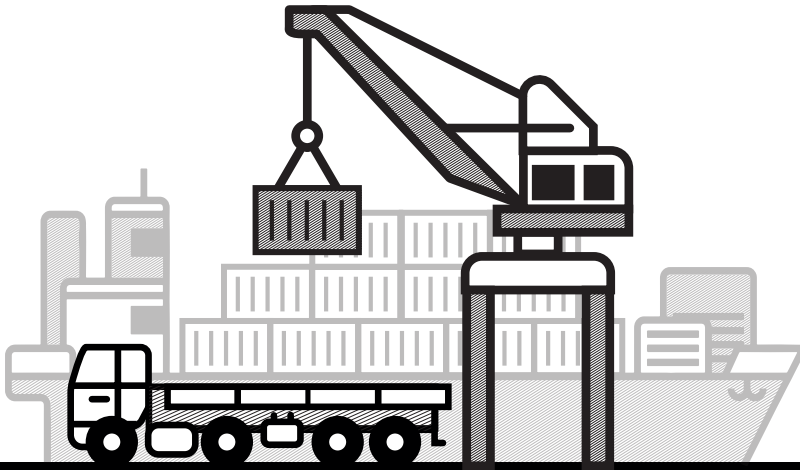
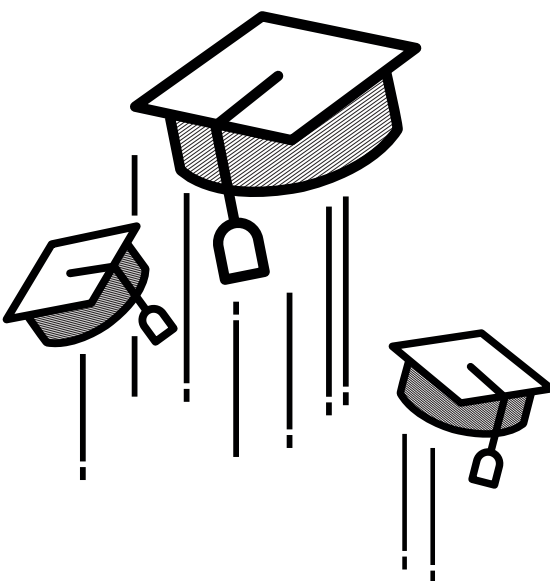
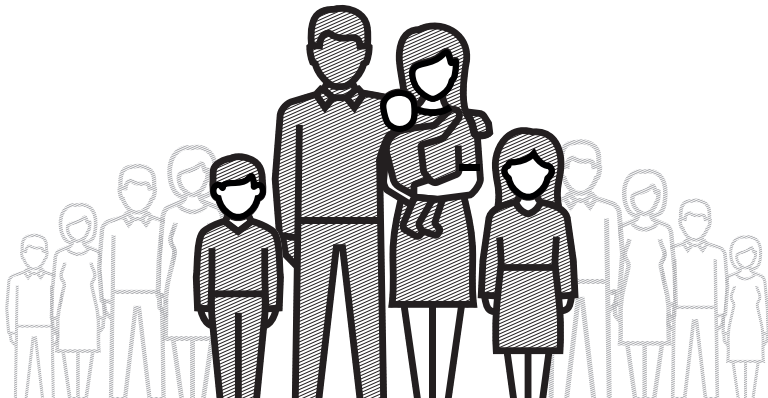
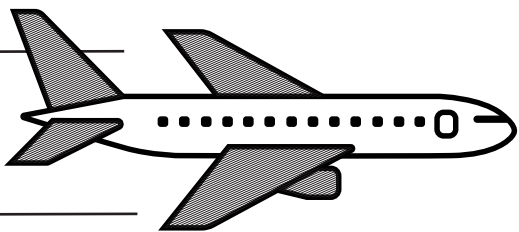


The Biosphere
The District Energy Centre

THE WORD
National Centre for
the Written Word

NORTH EAST KEY FACTS

5 MILLION PASSENGERS TRAVEL THROUGH NEWCASTLE INTERNATIONAL AIRPORT EVERY YEAR



NEWCASTLE IS ONE OF THE
FASTEST GROWING CITIES IN THE UK
(PWC Good Growth for Cities Index, 2018)

NORTH EAST POPULATION
OF **2.65 MILLION** WITHIN A
60 MINUTE DRIVE TIME.
AROUND **1.7 MILLION** OF
WORKING AGE POPULATION
(Invest Newcastle, 2019)

THE NORTH EAST HAS THE HIGHEST
UNIVERSITY PROVISION PER
CAPITA WITH **TWO RUSSELL GROUP**
UNIVERSITIES AND THREE LAW
SCHOOLS, WITH A REGIONAL STUDENT
POPULATION OF OVER **100,000**
(Invest Newcastle, 2019)

BUSINESSES IN THE
NORTH EAST EXPORTED **£13.2 BILLION**
OF GOODS IN 2018
(Regional Trade Statistics, 2019)

Bellway



Bellway

The North East-based housing developer Bellway plc is the first business to make its headquarters at AirView Park.

Bellway commissioned the new energy efficient building on AirView Park which includes conference rooms and high end training facilities.

“AirView Park is the ideal location for Bellway’s UK head office. Its proximity to the airport, A1 and Newcastle Central Station will enable us to stay connected with Bellway’s 22 divisions across England, Scotland and Wales. We are thrilled to be the first tenants at the new site which will support the wider North East economy. Our UK HQ facilities will benefit staff based at head office as well as those working in our divisional offices across the UK.”

Jason Honeyman

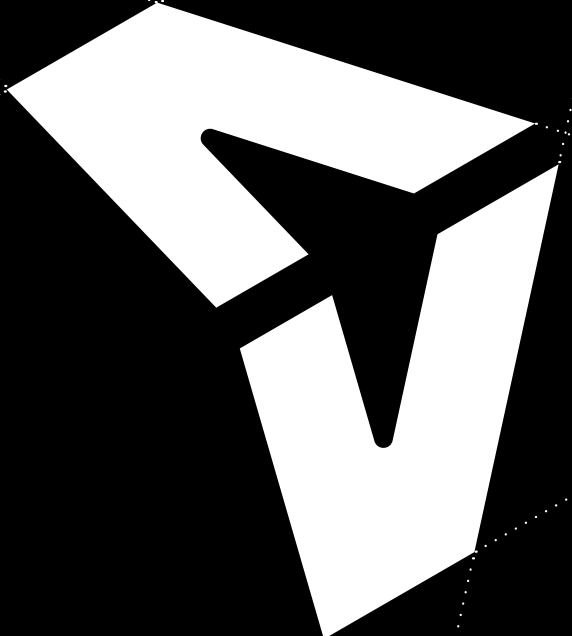
Chief Executive of Bellway Plc



Specification

- Phase 1 offices pre-let to Bellway for Headquarter office
- Employing over 100 staff
- Commissioned by Bellway and includes training, conferencing and office spaces
- Energy efficient building
- Size – approx 25,000 sq ft

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