

NETPark Phase Three

232,150sq ft of flexible lab, office and production space to grow and flourish.
Units ranging from 11,500sq ft to 35,700sq ft



Welcome

NETPark Phase Three offers a unique opportunity for your high growth science, engineering and technology company to design and build bespoke premises to grow, scale up and commercialise your operations.

Located north of Sedgefield, in the heart of County Durham, NETPark is one of the UK's premier science, engineering and technology parks for the commercialisation of cutting edge research and development from major international organisations, universities and entrepreneurs.

Phase Three offers existing NETPark tenants the space for their continued growth in a familiar and flourishing environment while offering an attractive proposition to businesses considering relocation or expansion into brand-new state-of-the-art facilities.

Durham County Council approved the £61m of funding for the first phase of the expansion, providing up to 232,150 sq ft of laboratory, production and office space. Construction starting onsite June 2023, with completion planned for December 2024.



EV Chargers



Designed to achieve NET Zero Carbon



Close relationships with regions 5 universities



Laboratory, production and office space



Campus feel with plenty of green spaces



Innovation hub with support on site

2004

Durham University's Research Institute becomes the first building to open

2004

First tenants, Kromek, move into NETPark incubator

2008

MOU signed by Durham County Council, Durham University and CPI to shape the NETPark

2008

CPI's Neville Hamlin Building and High Value Manufacturing Catapult opens

2009

Plexus 2 is completed - an extension of Plexus 1, our successful incubation space

2018

CPI Formulation Centre & Health Tech building opens

2017

Explorer 1 & 2 - shared innovation space completed

2014

Satellite Applications Catapult arrives at NETPark

2011

Discovery 1 & 2 - large grow on space completed

2010

Kromek HQ completed

2021

New NETPark Café opens on site

2022

Planning permission granted for Phase Three development

2023

Compound Semiconductor Catapult partnership at NETPark

June 2023

Construction company appointed and work commences on site of 232,150sqft of office, laboratory and manufacturing space



Air Travel

Newcastle International Airport:
Direct to major hubs.
Teesside International Airport:
200+ destinations.

Rail Travel

Destination	Frequency per day	Travel Time
London	38	2h 55m
Edinburgh	36	1h 45m
Newcastle	61	12m
Aberdeen	15	4h 30m
Birmingham	22	2h 40m
Darlington	56	17m
Glasgow	39	2h 50m
Leeds	45	1h 15m
Liverpool	20	2h 45m
Manchester	32	2h 10m
York	61	45m

Road Travel

Destination	Distance
London	276 miles
Edinburgh	139 miles
Newcastle	19 miles
Sunderland	13.5 miles
Leeds	84 miles
Manchester	130 miles
Glasgow	160 miles
Birmingham	193 miles

COUNTY DURHAM



Rail - 10 miles to Newton Aycliffe, Stockton on Tees and Durham Rail stations. Access to rail network including London, Leeds, Edinburgh and Newcastle.



Road - 3.5 miles to the A1. 20 minutes to Durham, 25 minutes to Darlington, 35 minutes to Newcastle.

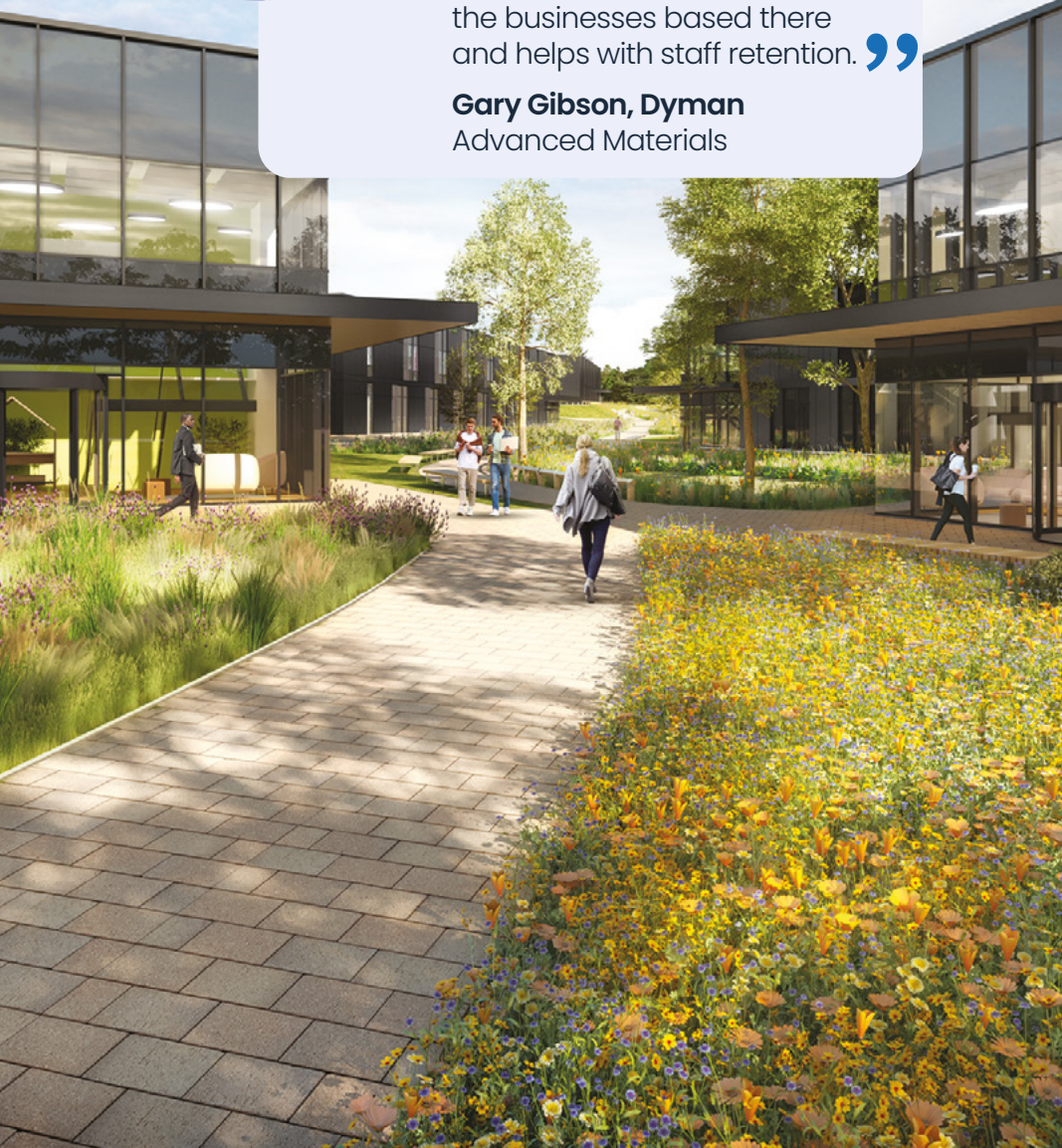


Air - Teesside Airport 20 mins away, Newcastle Airport 45 minutes drive and Leeds Bradford Airport 1 hour 15 minutes away.



“ NETPark is perfect for high tech companies and their staff – the physical environment with the green spaces and walks, the well-designed buildings with plenty of parking. It all gives the right perception of the businesses based there and helps with staff retention. ”

Gary Gibson, Dyman
Advanced Materials



Why NETPark?

NETPark’s vision to become a global hub for science, engineering and technology companies is moving to the next stage with the development of Phase Three. The park focuses on supporting companies to integrate materials into innovative, high value products with global social and economic impact. These products help us to be healthier, generate sustainable energy, keep us safe and secure and transform lives across the world.

NETPark Phase Three will create upwards of 232,150 sq ft of space integrating features that are most important to science and technology businesses including:



Flexibility
– adaptable buildings that can be modified to a variety of uses.



Business Support
– access to support from Business Durham’s highly experienced Business Support Officers.



Collaborative community
– designed to facilitate a collaborative culture including a café, meeting spaces and socialising areas.



Parking
– parking facilities, cycle storage.



Access to expertise
– home to 3 National Catapult Centres, Durham Universities Centre for Advanced Instrumentation and Centre for Process Innovation (CPI).



Wellbeing
– attractive walking and cycle routes with breakout areas and rest points.



“ When you’re a small company, trying to attract the brightest and best talent, it’s a stronger sell when you’re part of a dynamic cluster of like-minded businesses. There are other science parks around the country, but the level of support on NETPark is second to none. ”

Steve Clements,
CEO at aXenic

Invest in Durham

County Durham stretches from the East Coast to the Pennines and from the River Tyne to the River Tees. A third of North East England is designated as an Area of Outstanding Natural Beauty with windswept beaches and historic forests.

County Durham offers an affordable and enviable work-life balance, a crucial factor when looking to attract the most talented staff to live and work here.

Durham University, have a presence on-site with the Centre for Advanced Instrumentation (CfAI) located within Durham University’s Orbit Centre.

Housing and quality of life

- Median house prices are £125,000 in County Durham compared to the median in England of £294,000.
- Median salaries in County Durham are £26,300 compared to the median in England standing at £29,800.
- County Durham is one of the safest places to live, work and visit with Durham Police authority the only one in the UK rated outstanding.
- Over 1.4m people between the ages of 16 and 64 live within a 60 minute drive.



“ The Orbit University Enterprise Zone, located at NETPark, brings science and technology companies together to network, share knowledge and make the most of opportunities for growth by connecting them with Durham University’s world-class facilities, equipment and research expertise. ”

Tim Hammond,
Director of Commercialisation
and Economic Development at
Durham University

Access to Finance and support

- £20 million Finance Durham Fund to support the growth of businesses located in County Durham.
- The Durham Business Growth Programme, live in September 2023, will provide a focal point for businesses planning to improve their productivity and grow in County Durham. The programme will deliver in three areas:
 - Engagement and relationship management
 - Productivity and growth support
 - Business grants

Access to talent

- Durham University is in the World Top 100.
- 50% of students study STEM, subjects the highest number of any UK region.
- 66% of students are studying in their home region, the highest number proportion in England, so it’s easier to recruit/retain staff.
- Labour market costs are 86% of the average for England.
- Strengths in technology, engineering and manufacturing with 15% of the county’s employment as compared to 8% in the UK as a whole.
- The University Training College (UTC) in Newton Aycliffe has 92% of their students going on to studying a STEM degree compared to the national average of 42%.
- 7 of the local colleges and universities now offer T Level Qualifications, with more within the north east region also offering the chance to study a T Level Qualification.
- 63% of school students achieve five or more A*-C grades (national average 59%).



Contact us

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“ NETPark is an ambitious, collaborative and high growth cluster of innovative businesses. We work closely with our tenants to deliver the right infrastructure, business support and access to academic excellence to help facilitate and accelerate their growth into global markets.

NETPark Phase Three is an incredibly exciting project. We are very keen to retain the campus feel – NETPark is a vibrant community of like minded companies and individuals that collaborate and work in partnership, supported by Business Durham, CPI and Durham University – we intend to build on this relationship as we continue to grow and develop the park.

Janet Todd, NETPark Project Director

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