

# Premcor Estates gets green light for 400,000sqft industrial site Fabric Darlington

County Durham property developer Premcor Estates is set to start work on a huge industrial scheme next to Amazon's Darlington fulfilment centre.

Premcor directors Simon Hawkins and Rob Lane expect interest from manufacturers and warehousing business for its 24-acre Fabric Darlington site after gaining planning consent for three industrial/distribution units, with a combined floor area of 402,000sqft of office and industrial space.

Immediately adjacent to the Amazon building, Fabric was acquired speculatively by Premcor around 18 months ago and the developer has spent the intervening period developing and submitting a detailed planning application. Units range from 84,000sqft to 213,000sqft and can accommodate any design and build requirement, with detailed consent for industrial storage and distribution, with ancillary offices.

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Mr Hawkins said: "Our successful planning application takes this speculative development into a different league in terms of deliverability and we are expecting a great deal of interest from various quarters, particularly businesses involved in manufacturing, warehousing and distribution.

"Darlington is one of the North East's longest established industrial centres and has a world-class reputation for engineering, while Fabric offers proximity to local

manufacturing occupiers like British Steel and Cummins Engines as well as other nearby logistics operators such as Aldi, Argos, DHL and Fedex. It's a perfect combination. As a result, we see the site as having both national potential and as a genuine gateway to the North East."

Construction is scheduled to start later this year, with The Harris Partnership's Wakefield office acting as project manager and architect for the scheme.

The planning permission for Fabric follows Premcor Estates announcing lettings at its new North Durham Retail Park. The firm has completed its 45,000sqft retail park at Pity Me with tenants including Iceland's The Food Warehouse, a Starbucks drive-thru, Aldi and Home Bargains.

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