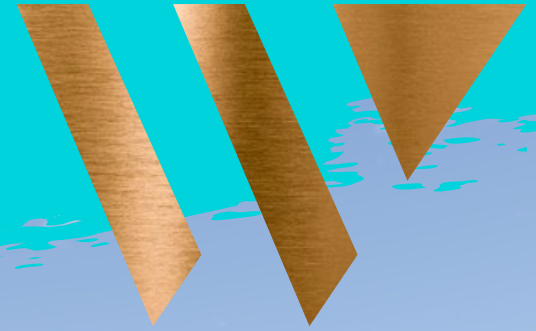
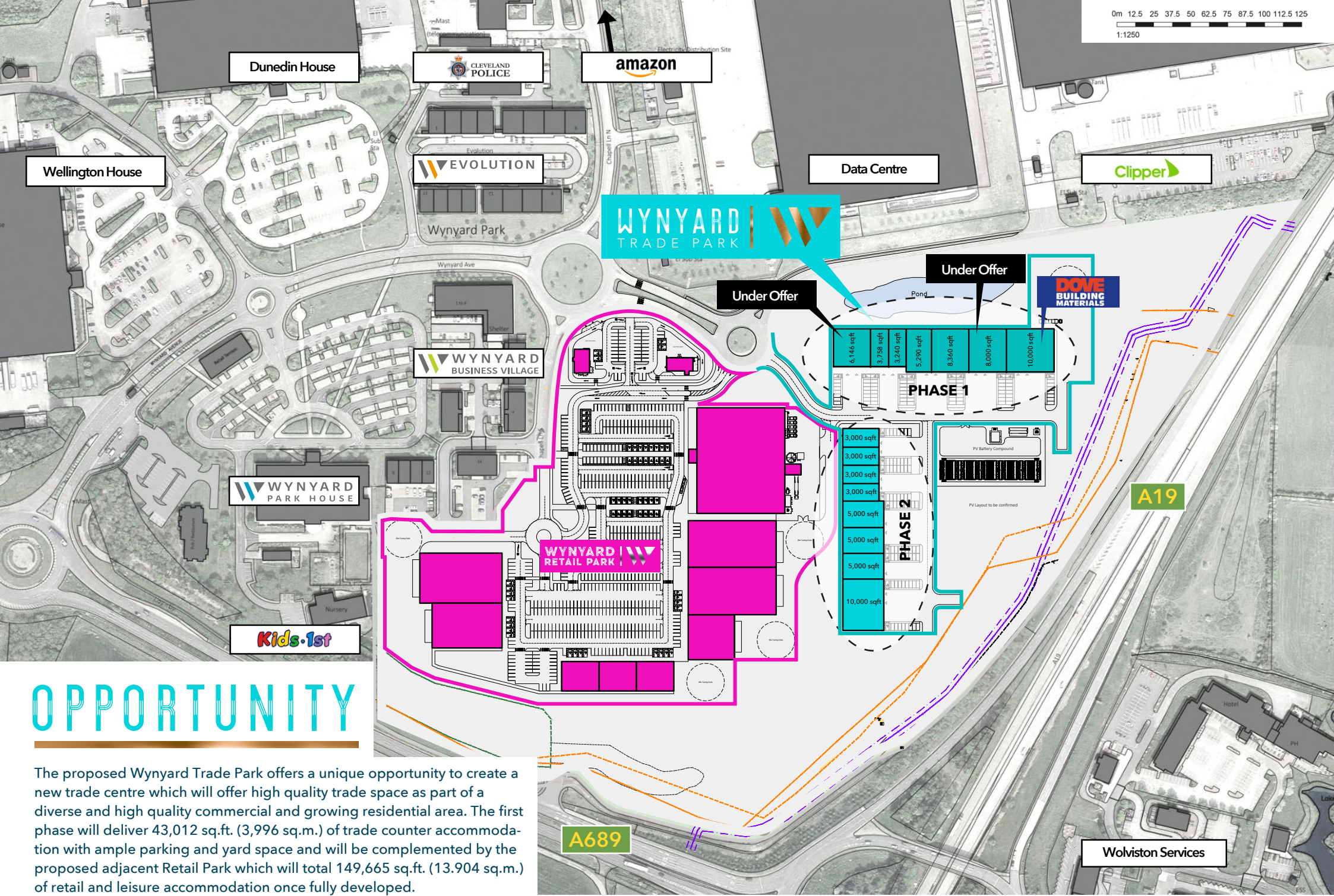


WYNYARD TRADE PARK

PLANNING SECURED FOR 43,000 SQ.FT
MAJOR ROUNDABOUT LOCATION
FROM 3,000 SQ.FT (279 SQ.M)





OPPORTUNITY

The proposed Wynyard Trade Park offers a unique opportunity to create a new trade centre which will offer high quality trade space as part of a diverse and high quality commercial and growing residential area. The first phase will deliver 43,012 sq.ft. (3,996 sq.m.) of trade counter accommodation with ample parking and yard space and will be complemented by the proposed adjacent Retail Park which will total 149,665 sq.ft. (13,904 sq.m.) of retail and leisure accommodation once fully developed.

LOCATION

The proposed development is located within Wynyard Business Park, which is a high quality landscaped mixed-use commercial development and forms part of the wider Wynyard area, which offers some of the north-east's highly affluent properties and is home to the most expensive street in the Tees Valley. In addition, Wynyard boasts a championship golf course, historic manor hall and gardens with spa, educational facilities, and picturesque woodland walks.

SITUATION

The Trade Park will be situated in a prominent location with excellent visibility from the busy A19(T). Wynyard has direct access from the A689 at the interchange with the A19(T), providing dual carriageway road links north, south, east and west, benefiting from an onsite bus service. The A19(T) links Sunderland and East Durham to the north with the Tees Valley conurbation to the south. The A689 links Hartlepool to the east with Sedgefield, Durham and the A1(M) to the west. The population within a 20 minute drive time is 500,000.



Express bus service up to every 30 min



Billingham - 3 miles
Stockton - 6 miles
Hartlepool - 8 miles
Middlesbrough - 8 miles
Sedgefield - 7 miles
Peterlee - 13 miles
Durham - 16 miles
Darlington - 20 miles
Sunderland - 24 miles



Teesside International Airport - 11 miles



EVOLUTION



WYNYARD BUSINESS VILLAGE



WYNYARD PARK HOUSE

WYNYARD BUSINESS PARK

Wynyard Business Park is one of the most prestigious business locations in the Tees Valley and is home to over 60 businesses employing circa 2,000 people. The business park is a well landscaped location with 24-hour security and offers office and industrial accommodation along with leisure facilities including a gym, dentistry, and children's day nursery. These facilities further enhance the sustainability of the wider Wynyard settlement. Major employers on the park include Conoco Phillips, Clipper Logistics, Wood Group, Azets Accountants, Glamal Engineering, Balfour Beatty, the NHS ambulance Trust, FW Capital and Gleasons. Planning has been submitted for an Amazon fulfilment centre which will add a further 2,000,000 sq.ft. of critical mass to the park and an additional 3,000 employees onsite. In addition, planning has been approved for a Pub/Restaurant development, as well as a 99-bed hotel.



WYNYARD & SURROUNDING AREAS

Business Park

- Prominent roundabout location with immediate access to A19 and A689, with a 10 minute drivetime to the A1(M)
- 22,000 cars passing daily on the A689 and 53,000 cars passing daily on the A19
- 1,755,000 sqft of commercial space, home to 60+ Businesses employing over 2,000 people
- Planning submitted for a 2,000,000 sq.ft. Amazon fulfilment centre which will create 3,000 jobs onsite
- Outline Planning permission for 6,000 sq.ft. Pub/Restaurant development
- Outline planning permission for a 99-bed hotel

Housing and Population

- Situated within a residential area designated with Garden Village Status
- Approximately 3,000 existing homes with an additional 2,250 under construction or consideration within the immediate location. A total 7,000 homes are proposed by 2035 (<https://www.stockton.gov.uk/media/1959456/wynyard-master-plan-adopted-nov-2019-low-res01.pdf>)
- Population of 8,639 in a 5-minute radius and a population of 500,022 in a 20-minute drive

Local Economy

- Fast-growing economy worth £13 billion
- Proposed Freeport at Teesport to create 32,000 jobs and add £2 billion to the regional economy (<https://teesvalley-ca.gov.uk/mayor/the-mayors-priorities/free-ports/>)
- South Tees Development Corporation, the First Mayoral Development Corporation to be set up outside of Greater London whose vision is the creation of 20,000 skilled jobs and to contribute £1 billion per annum into the UK economy. (<https://www.southteesdc.com/>)
- Major redevelopment within Teesside on the UK's largest industrial zone, consisting of 4,500 acres with £393 million of capital investment over the next 12 months. (<https://www.teesworks.co.uk/>)
- The UK's first carbon utilisation and storage facility based on Teesside, capturing 10 million tonnes of CO2
- The UK's third largest port by tonnage and deepest port on the east coast of England;
- Teesport handles more than 5,000 vessels, around 30 million tonnes of cargo and ½ million TEU every year
- The East Coast Main Line at Darlington enables a 2 hour 20-minute journey to central London.
- Teesside International Airport provides a gateway to global destinations for both business and logistics
- Export from the region for the world's largest polyhalite mine
- Teesside set to become UK's first ever Hydrogen transport hub (<https://ukccsrc.ac.uk/wp-content/uploads/2020/07/Tees-Valley-16072020.pdf>)



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