

COMING SUMMER 2025

# WYNYARD TRADE PARK

Stockton-on-Tees, Billingham, TS22 5TB



Northumberland  
Estates



## TO LET

Units available from 3,240 sq ft  
Pre-lets secured to JT Dove, Howdens & Screwfix.

# SCHEME PLAN

Wynyard Trade Park is a new trade counter development offering high quality units anchored by Howdens, Screwfix and JT Dove.

**Accommodation:**

Phase I comprises a terrace of 7 units totalling 44,794 sq ft.

Unit	Sq Ft	Sq M	Status
1&2	6,146	571	Screwfix
3	3,758	349	To Let
4	3,240	301	To Let
5	5,290	429	Under Offer
6	8,360	777	Under Offer
7&8	8,000	743	Howdens
9	10,000	929	JT Dove
	44,794	4,099	

Phase II will provide a further 20,000 sq ft

**General Specification:**

- Minimum clear height to underside of haunch of 6.50m
- Floor Loading of 30.0 kN/m²
- Trade Counter Entrance
- 3 phase power supply
- Electrically operated loading doors
- BREEAM Rating – Very Good
- EPC Rating – B

The Trade Park will be complemented by a new retail park anchored by Sainsburys on the adjacent site with lettings to Starbucks and Burger King also secured.







WYNYARD  
VILLAGE

WYNYARD  
BUSINESS PARK

WYNYARD  
RETAIL PARK

WYNYARD  
TRADE PARK

amazon

GXO

PFS  
DEVELOPMENT  
PLOT

Kids-1st

A689

BURGER  
KING

Sainsbury's

DOVE  
BUILDING  
MATERIALS

HOWDENS

SCREWFIX



A19

WOLVISTON  
SERVICES



# LOCATION

Stockton-on-Tees, Billingham, TS22 5TB

The proposed development is located within Wynyard Business Park, which is a high quality landscaped mixed-use commercial development. The wider area offers some of the north-east’s most 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.

The Trade Park is situated on a prominent roundabout location within the Business Park. The site is immediately accessed from the major arterial route of the A19(T), a north-south route that is part of the strategic road network connecting the Tees Valley to the rest of the Northeast and Yorkshire; and the A689, a part of the Major Road Network (MRN), providing an east-west link connecting to the A1(M) within a 10-minute drive time.



ROAD

Billingham	3 miles	Darlington	20 miles
Stockton	6 miles	Sunderland	24 miles
Middlesbrough	8 miles	Newcastle Upon Tyne	33 miles
Durham	16 miles		



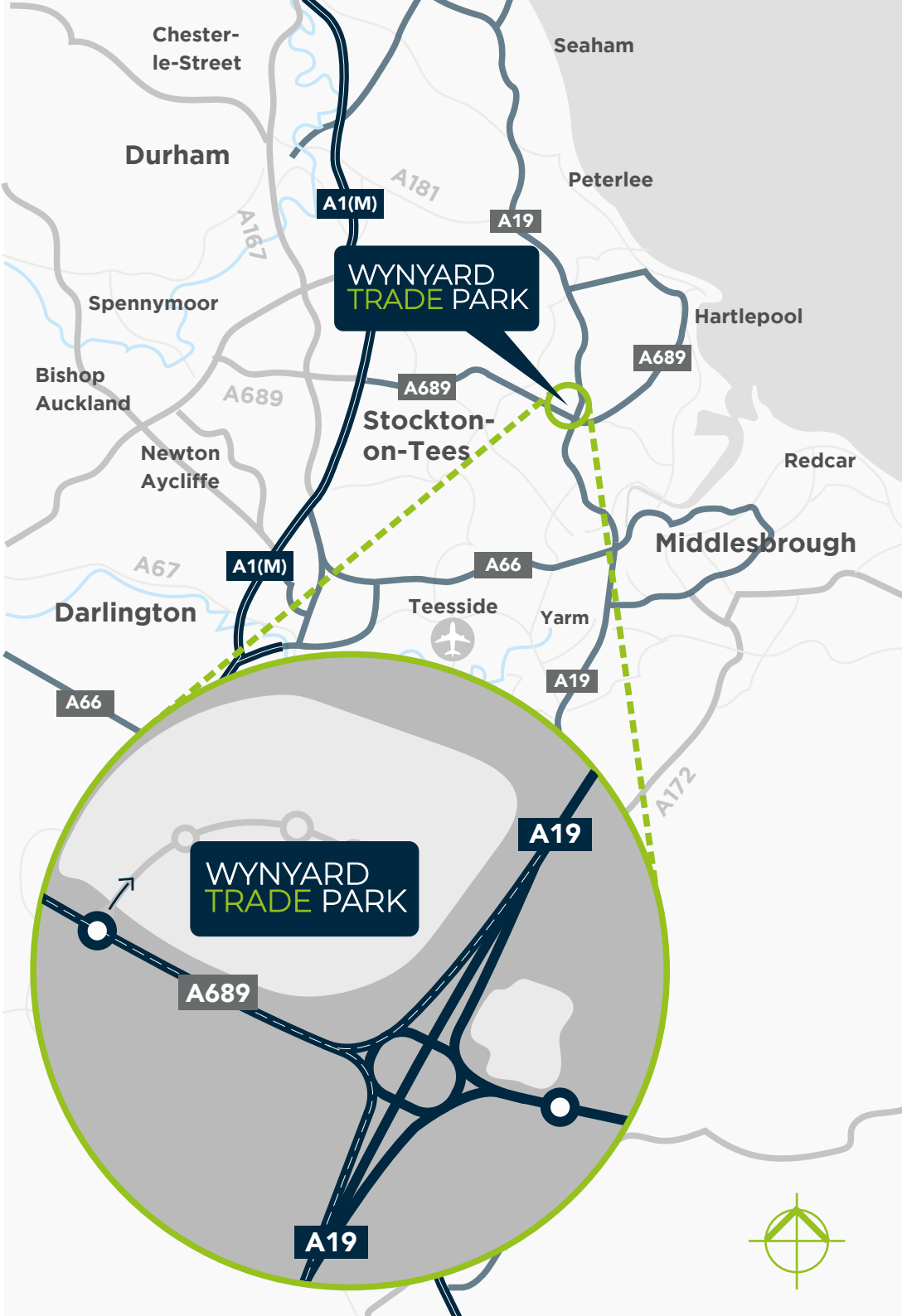
RAIL

Middlesbrough	8 miles	Teesside International Airport	11 miles
Darlington	19 miles	Newcastle International Airport	41 miles
Newcastle Upon Tyne	33 miles	Leeds Bradford airport	64 miles



BUS

Service	(X40/X41/36A)
---------	---------------





Manorside, Wynyard Village

52,951

Households in a  
10-minute drive time



119,259 Population in catchment

53,000

cars daily on A19 and  
22,000 on the A689



The A19

Immediate location  
Approximately

5,250

existing homes



Approximately

1,800

approval/under  
consideration



Evolution, Wynyard Business Park



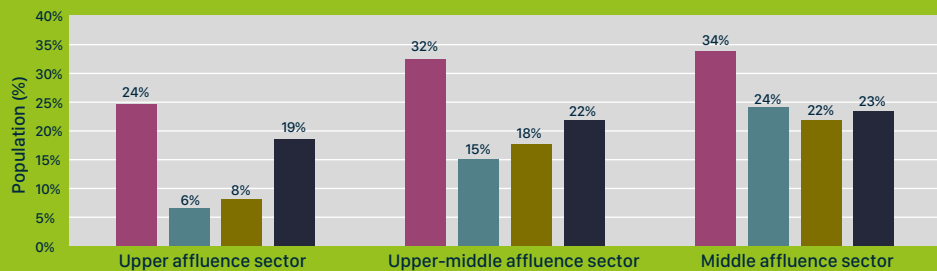
Sainsbury's, Wynyard Retail Park



Wynyard Village

3,755,000 sqft

of commercial space employing over 4,000 people



Wynyard Park House, Wynyard Business Park



Total

10,000-15,000

homes are proposed by 2035



# WYNYARD TRADE PARK

Stockton-on-Tees, Billingham, TS22 5TB

## ENQUIRIES:



**0191 245 1234**

[www.htare.co.uk](http://www.htare.co.uk)

Nick Atkinson

M: +44 (0) 7950 319 060

E: [nick@htare.co.uk](mailto:nick@htare.co.uk)

CONNECT  
PROPERTY

**01642 602001**

[www.cpne.co.uk](http://www.cpne.co.uk)

Tim Carter

M: +44 (0) 7904 622 278

E: [tim@cpne.co.uk](mailto:tim@cpne.co.uk)

#### Important Notice

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by the Developers or Marketing Agents in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither The Developers or Marketing Agents has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photos etc. The photographs/CGI show only certain parts of the property as they appeared at the time they were taken/produced. Areas, measurements and distances given are approximate only. Regulations etc. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: The VAT position relating to the property may change without notice. Northumberland Estates is a limited company registered in England with registered number 05941545. The registered office is Quayside House, Quayside, 110 Quayside, Newcastle Upon Tyne, NE1 3DX where you may look at a list of members' names. HTA Real Estate is a limited company registered in England with registered number 08724530. The registered office is Fernwood House, Fernwood Road, Jesmond, Newcastle Upon Tyne, NE2 1TJ where you may look at a list of members' names. Connect Property Northeast is a limited company registered in England with registered number 09404628. The registered office is 4 Halegrove Court First Floor, Halegrove Court, Cygnet Drive, Stockton-On-Tees, England, TS18 3DB where you may look at a list of members' names.