

# WYNYARD TRADE PARK

Stockton-on-Tees, Billingham, TS22 5TB



**LAST REMAINING UNIT 3,248 SQ FT**

**TO LET**

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, JT Dove, Wynyard Vets and One Gym.

## Accommodation:

Phase I comprises a terrace of 7 units totalling 44,795 sq ft.

Unit	Sq Ft	Sq M	Status
1	6,146	571	Screwfix
2	3,758	349	Wynyard Vets
3	3,241	301	To Let
4	5,290	429	One Gym
5	8,360	777	One Gym
6	8,000	743	Howdens
7	10,000	929	JT Dove
	44,795	4,099	

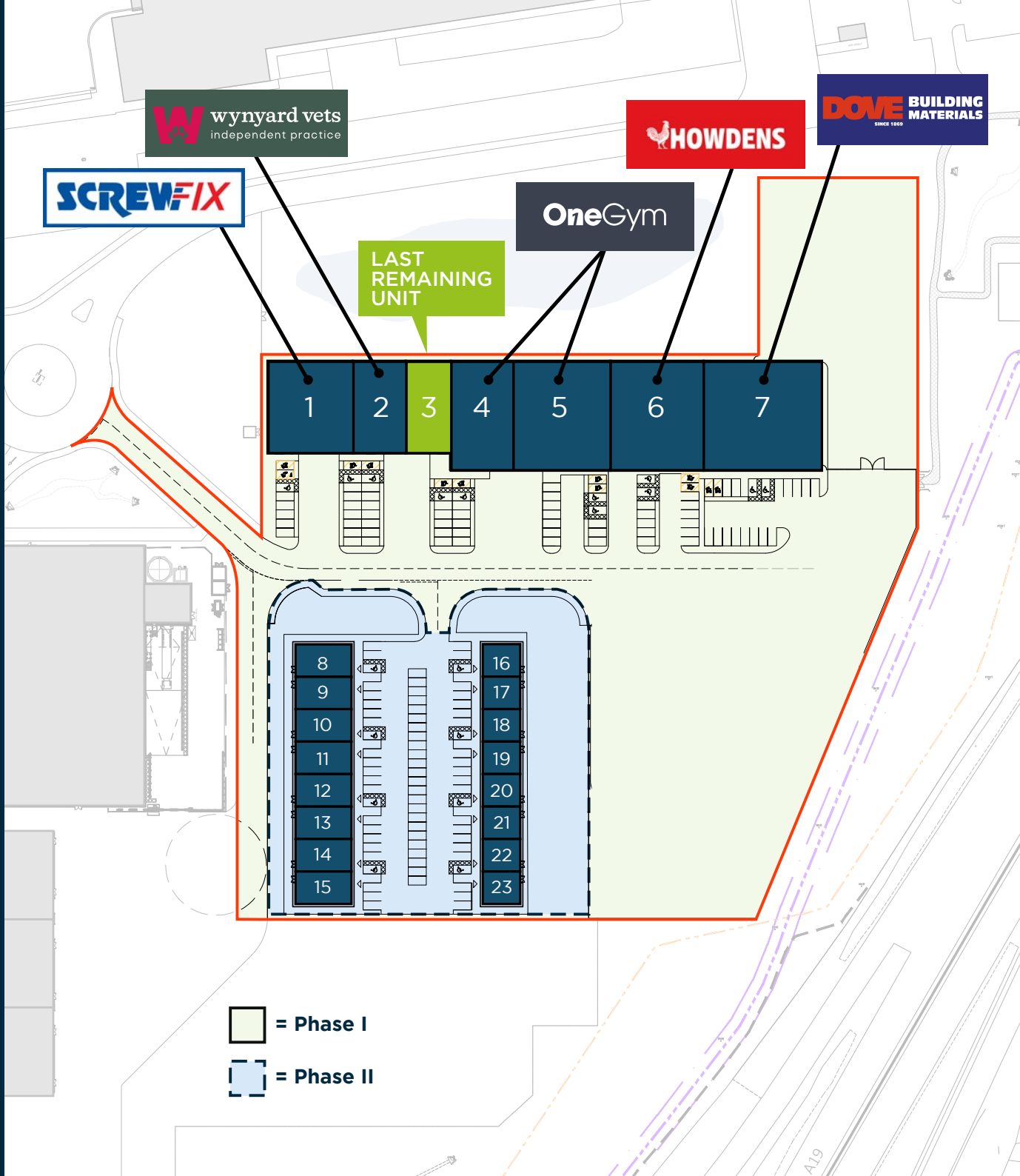
Phase II will provide a further 40,000 sq ft.

Units	Sq Ft	Sq M	Status
8 - 15	1,500	139	To Let
16 - 23	1,000	92	To Let
	40,000	3,696	

## General Specification:

- Minimum clear height to underside of haunch of 6.50m
- Floor Loading of 30.0 kN/m<sup>2</sup>
- 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



wynyard vets  
independent practice

SCREWFIX

OneGym

HOWDENS

PFS DEVELOPMENT PLOT

Kids-1st

A689



Sainsbury's

DOVE BUILDING MATERIALS  
SINCE 1969

A19

WOLVISTON SERVICES

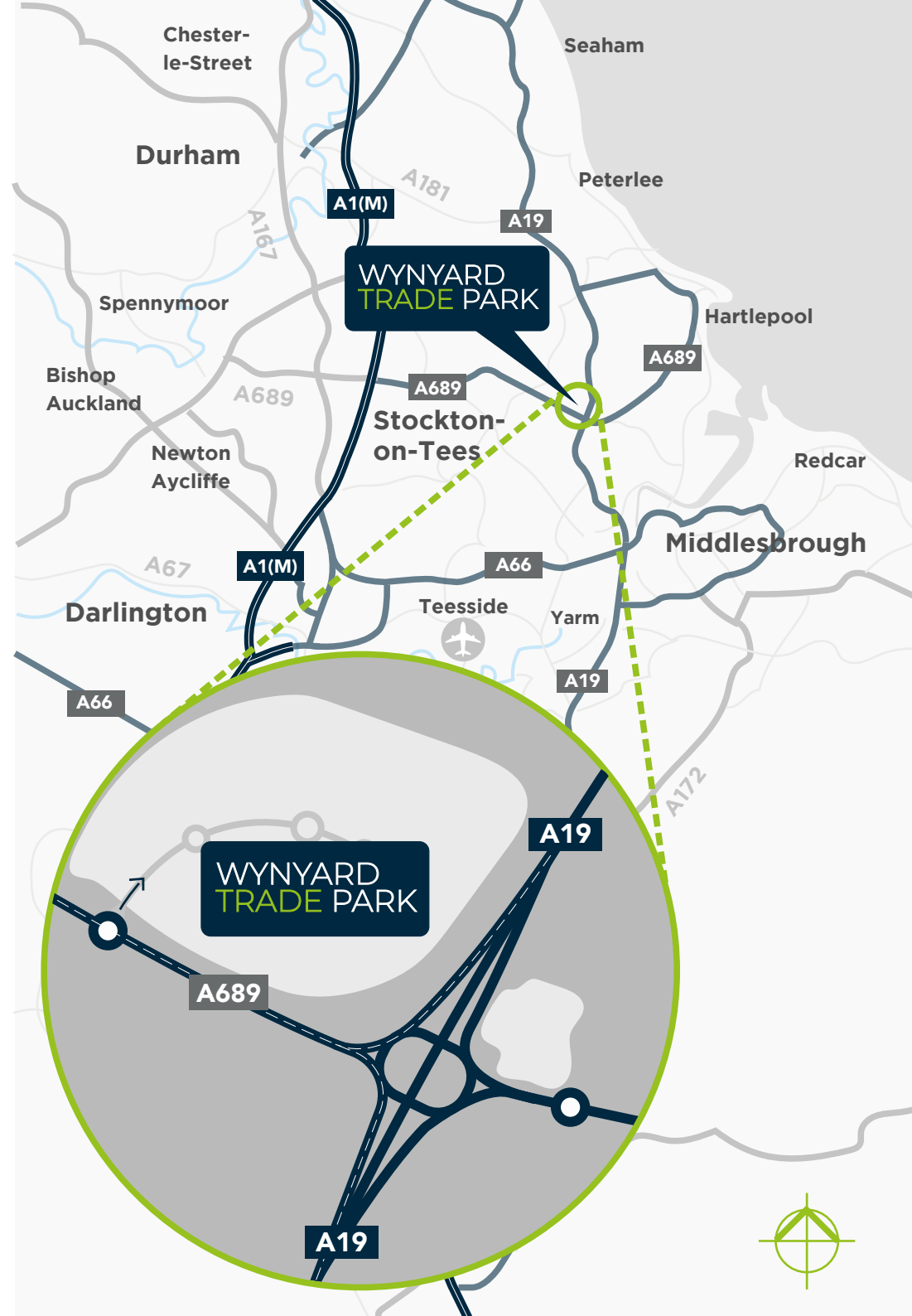
# LOCATION

**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		AIR	
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



The A19

53,000

cars daily on A19 and 22,000 on the A689



Immediate location  
Approximately

**5,250**  
existing homes



Approximately

**1,800**  
approval/under consideration



Evolution, Wynyard Business Park



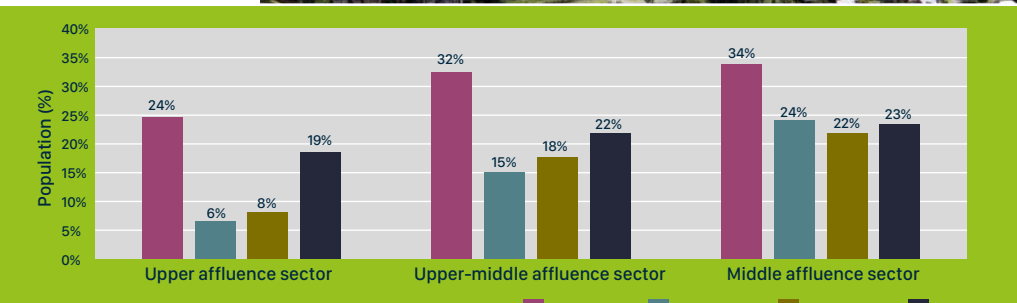
Sainsbury's, Wynyard Retail Park



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

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## ENQUIRIES:



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