

WYNYARD BUSINESS PARK

GRADE A OFFICES FROM 200 – 10,500 sq. ft.

AN EXCEPTIONAL WORKING ENVIRONMENT TO
ACCOMMODATE THE EVOLVING REQUIREMENTS OF OCCUPIERS

WYNYARD, STOCKTON-ON-TEES, BILLINGHAM TS22 5TA



LOCATION

Drive times :-

1min

A19

10min

A1 (M)

25min

Darlington
Railway
Station

25min

Durham
Railway
Station

15min

Durham
Tees Valley
Airport

45min

Newcastle
International
Airport

12min

Tees Port

20min

Seaham
Port

Located in an accessible and strategic business location, Wynyard Business Park provides a 700-acre development in the heart of the Tees Valley. The business park benefits from being situated adjacent to the A19 and just 10 minutes' drive to the east of the A1(M), providing easy accessibility from across the North East.

The business park is conveniently situated just 0.5 miles from Wynyard Services which provide a range of amenities including a hotel and several food and beverage options.



 **Wynyard**
Park House


Wynyard
Business Park

 **Wynyard**
Business Village

 **Wynyard**
Evolution

 eden
HUB

 ORIGINHUB

Wynyard Business Park offers an exceptional working environment, set amongst a fantastic landscape, featuring water features and sculptures.

The business park provides a range of accommodation to meet the needs of occupiers with requirements from 200 – 10,500 sq. ft.

The business park provides a breadth of amenities including:



ON-SITE CAFE



NURSERY



MANNED RECEPTION



24 HRS SECURITY



CONFERENCE / MEETING ROOM FACILITIES



FREE ON-SITE



FREE WIFI ACCESS



ON-SITE GYM



KEY TO THE MASTERPLAN

- 1 Wynyard Business Park
- 2 Wynyard Trade Park
- 3 Wynyard Retail Park
- 4 Hotel Development Site
- 5 Pub / Restaurant / PFS Opportunity
- 7 Amazon - Drivethru
- 8 Taylor Wimpey
- 9 Manorside
- 10 Taylor Wimpey
- 11 Musgrave Garden Lane
- 12 The Beaumont
- 13 The Lyndhurst
- 14 Duchy Homes
- 15 Wellington Gardens
- 16 Avant Homes
- 17 Storey Homes
- 18 Wynyard Business Park, Estate 2
- 19 David Wilson Homes
- 20 Wynyard Village
- 21 Wynyard CoE Primary School
- 22 Bellway
- 23 Bellway
- 24 Dere Street Homes
- 25 Charles Church
- 26 Robertson Homes
- 27 Wynyard Golf Course
- 28 Wynyard Hall & Gardens

COLOUR KEY

- Future Housing
- Community Hub
- Housing Under Construction
- Proposed Landscaping
- Proposed Mixed Use
- Proposed Primary & Secondary School





Wynyard Park House

Wynyard Park House is an outstanding office building at the very heart of Wynyard Business Park. Designed around the impressive central atrium, the communal facilities offer both informal and formal meeting areas and a very popular Café and Bistro break out area. The accommodation at Wynyard Park House offers superb grade A offices suites with the following specification:

- Fully raised access floors
- Suspended Ceiling
- LED Lighting
- Air Conditioning
- Shower Facilities
- Communal breakout areas

Wynyard Park is already home to a number of quality occupiers:



Floor Plans





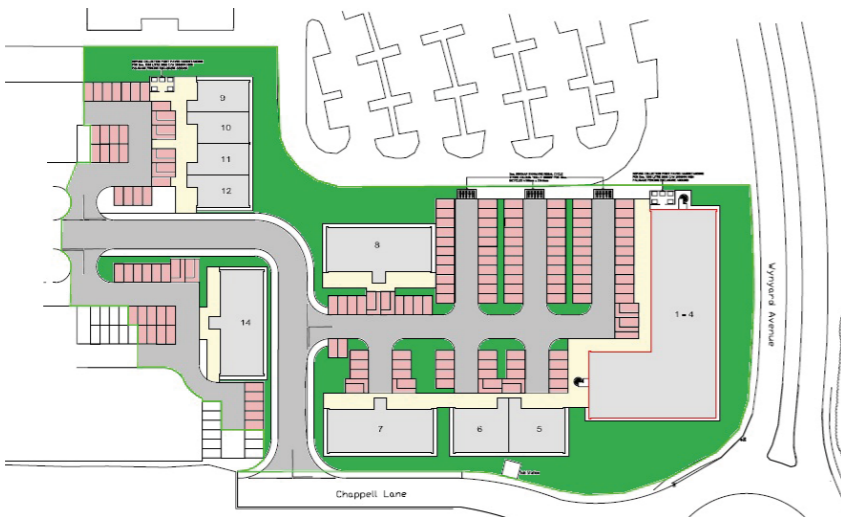
Wynyard Business Village

Wynyard Business Village is a fantastic pavilion office development provides occupiers with the very highest quality self-contained office accommodation with contemporary brick, wood and glazed elevations. The offices offer the following specification:

- Self-contained offices
- Gas Central Heating
- Open plan office suites
- Perimeter trunking
- Allocated car parking
- Suspended ceiling



Site Plan





Wynyard Evolution

Evolution offers smaller, Grade A fully fitted and furnished office suites on all-inclusive agreements giving occupiers cost-certainty and the convenience of moving straight into their new office. The offices benefit from high quality communal breakout and kitchen facilities. The suites include the following specification.

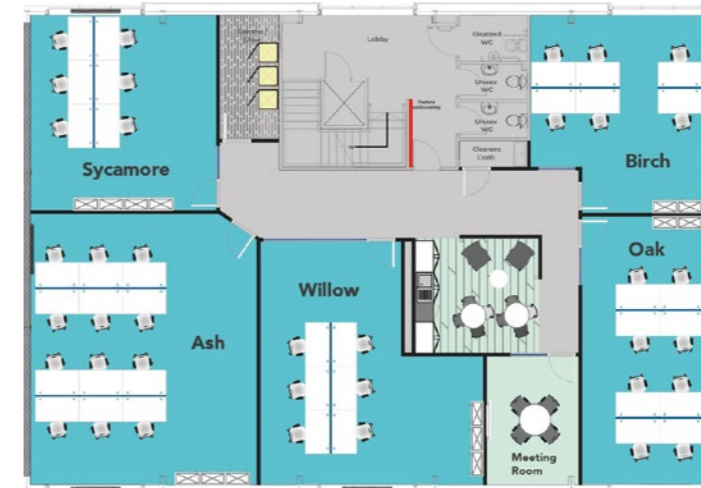
- **Open plan offices from 173 sq. ft**
- **Flexible lease options**
- **Fully furnished**
- **All-inclusive rents**
- **Super-fast broadband – 1Gbps**
- **LED lighting**
- **On site parking**
- **Grade A**





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- **Gas Central Heating**
- **Open plan office suites**
- **Perimeter trunking**
- **Allocated car parking**
- **Suspended ceiling**



Unit	Area (Sq ft)
Sycamore	400
Ash	672
Willow	495
Birch	355
Oak	366



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- **Open plan office suites**
- **Perimeter trunking**
- **Allocated car parking**
- **Suspended ceiling**



Unit	Area (Sq ft)
Huxley	466
Lamarck	316
Darwin	938
Wallace	340
Gould	173

MORE THAN JUST A PLACE TO WORK

Wynyard Business Park offers an exceptional working environment with a range of amenities, facilities and on-site activities. Staff well-being is at the heart of everything at Wynyard. The on-site estate management team ensure Tenants are well looked after by providing everything from a range of food vendors to site, to bringing in activity providers, to arranging a bring your dog to work day.

Wynyard Business Park provides fantastic external areas for staff to enjoy the summer sun, in addition to the internal facilities including a table tennis table, an onsite café, a nursery, a dentist and a gym operator.



WYNYARD BUSINESS
PARK



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