

COMING SUMMER 2025

# WYNYARD RETAIL PARK

Stockton-on-Tees, Billingham, TS22 5TB



Northumberland  
Estates



TO LET

Phase I pre-let to Sainsbury's, Starbucks & Burger King.  
Bespoke units available from 5,000 sq ft (465 sq m)

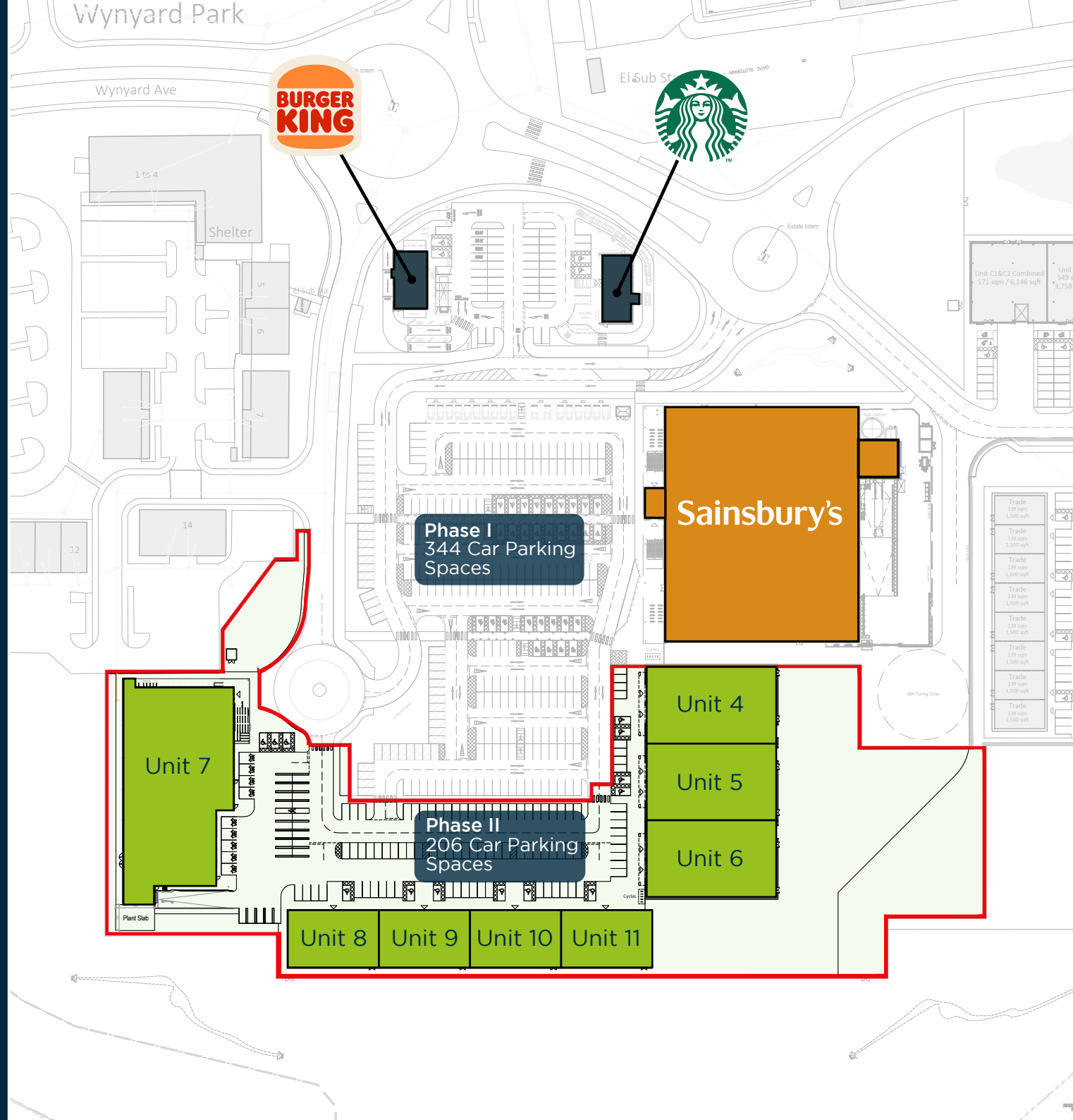
# SCHEME PLAN

Wynyard Retail Park is a new commercial development offering high quality retail space anchored by a 48,330 sq ft Sainsbury's food store. Starbucks and Burger King will complete the Phase I line-up.

Phase II will comprise a further 66,000 sq ft of retail accommodation across a range of unit sizes. Bespoke units can be delivered from 5,000 sq ft to 40,000 sq ft.

The Retail Park will be complemented by a new Trade Park, totalling 79,000 sq ft.

Sainsbury's	48,330 sqft
Starbucks	1,853 sqft
Burger King	1,800 sqft
Unit 4 - To Let	10,000 sqft
Unit 5 - To Let	10,000 sqft
Unit 6 - To Let	10,000 sqft
Unit 7 - To Let	21,119 sqft
Unit 8 - To Let	5,000 sqft
Unit 9 - To Let	5,000 sqft
Unit 10 - To Let	5,000 sqft
Unit 11 - To Let	5,000 sqft
<b>Total</b>	<b>123,102 sqft</b>





WYNYARD VILLAGE

WYNYARD BUSINESS PARK

WYNYARD RETAIL PARK

amazon

GYO

WYNYARD TRADE PARK

SCREWFIX

HOWDENS

PFS DEVELOPMENT PLOT

A689

Kids-1st

BURGER KING

Sainsbury's

DOVE BUILDING MATERIALS

A19

WOLVISTON SERVICES

# LOCATION

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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 Retail 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
Stockton	6 miles
Middlesbrough	8 miles
Durham	16 miles

Darlington	20 miles
Sunderland	24 miles
Newcastle Upon Tyne	33 miles

## RAIL

Middlesbrough	8 miles
Darlington	19 miles
Newcastle Upon Tyne	33 miles

## AIR

Teesside International Airport	11 miles
Newcastle International Airport	41 miles
Leeds Bradford airport	64 miles

## BUS

Service	(X40/X41/36A)
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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



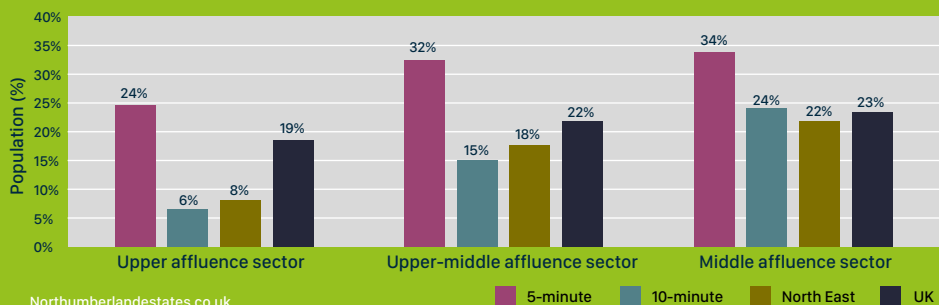
Wynyard Trade Park

3,755,000 sqft

of commercial space employing over 4,000 people



Wynyard Village



Wynyard Park House, Wynyard Business Park



Total

10,000-15,000

homes are proposed by 2035

# WYNYARD RETAIL PARK

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## ENQUIRIES:

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