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teeslink

STOCKTON-ON-TEES A66

- > A **55 Acre** Industrial and Distribution Park
- > Freehold and Leasehold **'Build to Suit'** Opportunities
- > Units of up to **500,000 sq ft**

Welcome to
teeslink
STOCKTON - ON - TEES A66

THE

OVERVIEW



**A 55 Acre Industrial
and Distribution Park**



**Outline Planning Submitted
for E(g) (ii) & (iii), B2 and B8 Uses**



Multi-modal Connectivity

Teeslink is a 55 acre industrial and logistics development situated in the heart of Teesside. Located within 1.5 miles of the A66, connecting the A1(M) and A19 trunk roads, and benefitting from multi-modal connectivity regionally, nationally and internationally. The scheme offers a range of opportunities to occupiers, in a high quality business park setting.

Situated in an established location for employment uses, nearby occupiers include Tata Global Beverages, Mersen (UK), Nifco Automotive Plastics and Marshall's PLC.



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STOCKTON-ON-TEES A66

THE NEW INDUSTRIAL & LOGISTICS PARK FOR THE NORTH EAST



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Multi-modal Connectivity



Demographics



POPULATION AND QUALIFICATIONS

698,931 TOTAL POPULATION
 FOR TEES VALLEY

37% OF WORKING AGE
 POPULATION WITHIN TEES
 VALLEY EDUCATED TO LEVEL
 4+ QUALIFICATIONS



EMPLOYMENT WITHIN TEES VALLEY

WORKING AGE POPULATION
 (16-64) 426,977

19,185 (4.5%) ACTIVELY
 SEEKING EMPLOYMENT



WAGE LEVELS AND LIVING COSTS

TEES VALLEY WAGE LEVELS 17.5%
 BELOW NATIONAL AVERAGE

HOUSING AFFORDABILITY RATIO
 AT 4.75 COMPARED TO THE
 NATIONAL AVERAGE OF 8.32

Sources: Nomis, 2023 figures - ONS Regional gross disposable household income (2022 latest figures) - ONS, Housing price to residence-based earnings ratio (year ending 2024)

AVERAGE WAGE LEVELS REGION

Stockton-on-Tees
 Midlands (West)
 North East
 Yorkshire & The Humber
 North West
 South East
 South West
 Great Britain

GROSS MEDIAN WEEKLY PAY (2024 data - Source: ONS)

£617
 £688
 £650
 £675
 £692
 £779
 £585
 £730

GROSS VALUE ADDED PER HOUR Worked (2022 data - Source: ONS)

£42.60
 £34.60
 £34.00
 £34.80
 £36.80
 £44.40
 £36.90
 £40.30

THE
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**> Driving Value
 for Occupiers**

Rula Developments has extensive experience of delivering industrial and warehouse facilities of various sizes for occupiers, and highest ESG credentials. Rula aims to provide bespoke buildings on time and to budget with the lowest possible running costs. With a range of plot sizes to accommodate a wide spectrum of requirements, Teeslink is the perfect location to grow your business.

> Planning

A hybrid planning application has been submitted to allow immediate delivery of the site infrastructure and outline consent for class E(g) (ii) & (iii), B2 and B8 uses. Anticipated timescales for receipt of planning consent will allow delivery of buildings from Summer 2026.



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Durham Lane Industrial Estate has direct access to the national rail network, offering north/south connectivity. The rail network passing the site forms part of the national Strategic Freight Network.

The main line can accommodate some of the longest, heaviest, and tallest (W12 gauge) freight trains in the UK, capable of transporting high-cube 9'6" shipping containers to and from Teesside.

Further information is available upon request.

BUILD TO SUIT OPPORTUNITIES

POTENTIAL FOR A RANGE OF UNIT SIZES
FROM **3,000 sq ft** (279 SQ M)
UP TO **500,000 sq ft** (46,451 SQ M)



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Multi-modal Connectivity



Indicative Specification / ESG Credentials

- EPC A Rating
- BREEAM 'Excellent' Rating
- 15% Roof Lights to Warehouse
- EV Parking Bays
- Covered Cycle Storage
- Roofs 100% PV Ready
- Responsible Sourcing
- Renewable Technologies
- Eaves Heights 6m - 15m

Mainline Rail Connections

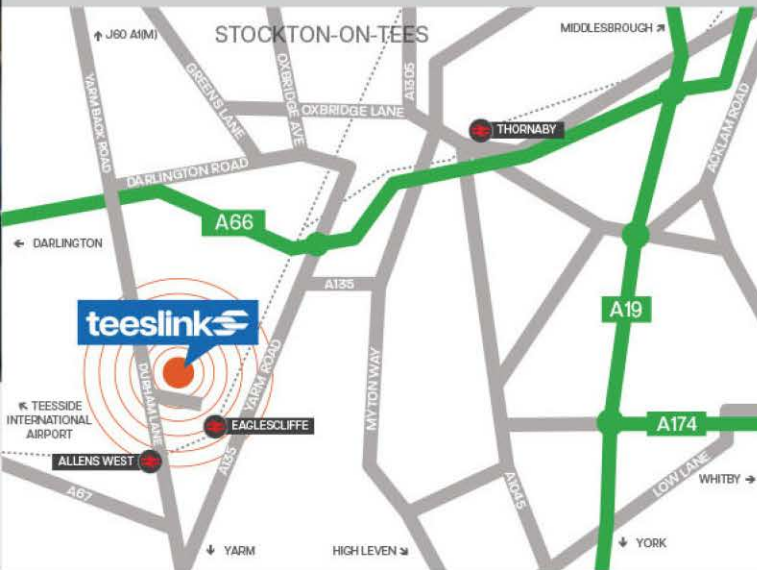
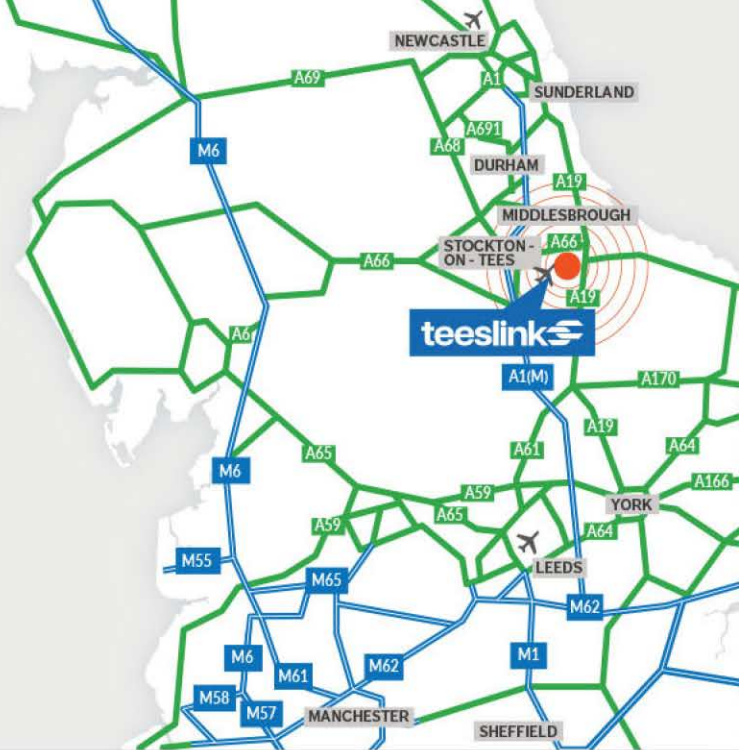
Eaglescliffe Station

New Footbridge

> Location

Teeslink is strategically positioned within 1.5 miles of the A66 connecting both the A19 and A1. The site sits less than five miles southwest of Stockton Town Centre and eight miles west of Middlesbrough.

Eaglescliffe Railway Station is immediately adjacent offering direct services to Darlington and also Manchester Airport, Stockton and surrounding conurbations and furthermore is on the Grand Central Line to London (4 trains daily). Teeside International Airport is approximately 5 miles from the site with Teesport being just 25 minutes away (15 miles).



> Connections



Road Destination **Times** **Miles**

Teeside Int. Airport	9 mins	5
Newcastle	50 mins	43
Leeds	1 hr 20 mins	65
Manchester	2 hrs 10 mins	109
Nottingham	2 hrs 32 mins	124
Edinburgh	3 hrs	160
Glasgow	3 hrs 19 mins	184
London	4 hrs 51 mins	247
Teesport	25 mins	15
Port of Hull	1 hr 56 mins	105



Rail Destination **Times**

Edinburgh Waverley (Via Darlington)	2 hrs 22 mins
London Kings Cross (Via Darlington)	2 hrs 48 mins
Manchester Airport (Direct)	2 hrs 50 mins

> Terms

Terms are available on both a freehold and leasehold basis opportunities, for cost effective for cost effective solutions meeting occupiers' bespoke requirements. Further information is available upon request.

> A Development by

teeslink.co.uk



RULA DEVELOPMENTS



Stockton on Tees
BOROUGH COUNCIL



HM Government

Carter Jonas

Rich Harris
rich.harris@carterjonas.co.uk
07808 290 894

Knight Frank

Mark Proudlock
mark.proudlock@knightfrank.com
07766 968 891

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