

TO LET

- New development of trade counter and industrial units
- From 1,500 sqft to 23,550 sqft
- Available 2027



Burn Road, Hartlepool TS25 1PN

Hartlepool

Hartlepool is located on the North East coast approximately 12 miles north of Middlesbrough and 26 miles south of Newcastle. The town benefits from good road connections with the A689 providing access to the A19 and A1(M). Hartlepool train station provides direct services to Newcastle and London Kings Cross with journey times of 49 minutes and 3 hrs 3 mins respectively.

The town has a resident population of 98,000 and there are 637,000 people within a 30-minute drive time.

The town's economy is driven by manufacturing, engineering, offshore, maritime and the nuclear sector, with plans for a new £12 billion new nuclear power station.

The town is undergoing a sustained period of regeneration, with £160m of capital investment reshaping the town.

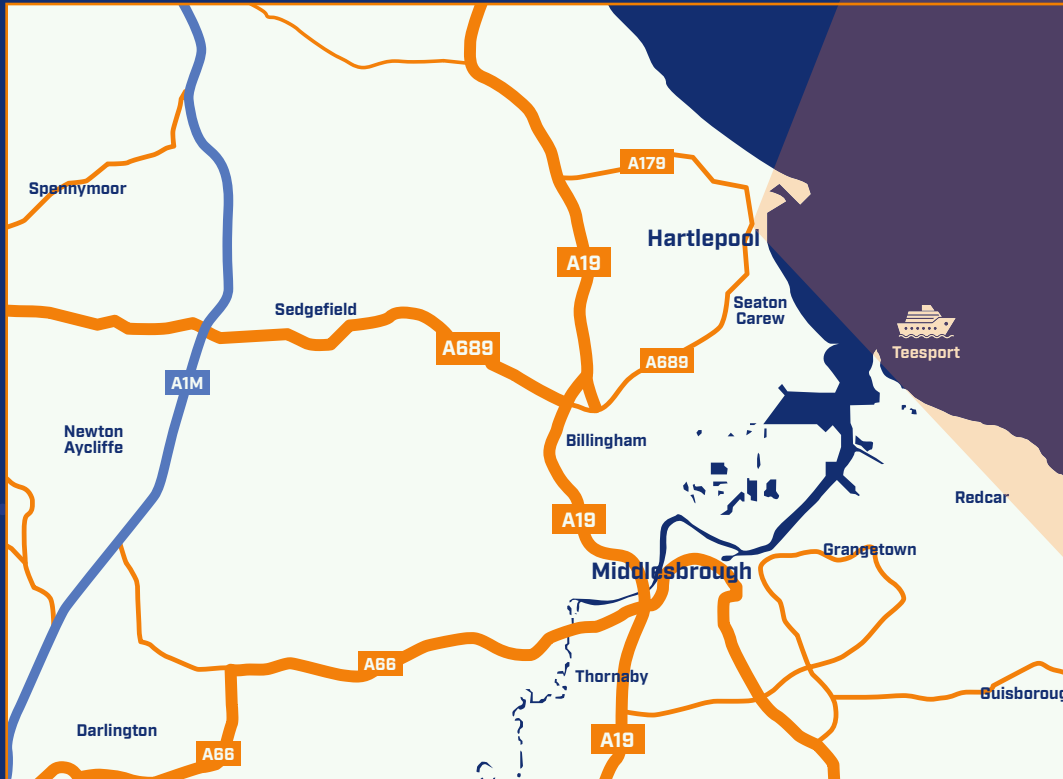
The scheme will enhance the public realm, strengthen connectivity between the town centre, train station, Marina and coastal frontages, and complements wider cultural and visitor attractions such as the National Museum of the Royal Navy Hartlepool and the Northern Film and TV Studios.



LOCATION

Burn Road Industrial Park is located directly opposite Tesco Extra, approximately 1 mile south of Hartlepool town centre. Burn Road is accessed directly off the A689 and links to Mainsforth Terrace to the east. Nearby occupiers include, McDonalds, Starbucks, Screwfix, J T Atkinson, MKM and Drive Vauxhall.

What3words: ///degree.spider.rise





Morrisons
Since 1899

ASDA


Hartlepool Station

Hartlepool Marina

Hartlepool Docks

Premier Inn
Rest easy

Hartlepool College
at Hartlepool

THE NORTHERN FILM & TV STUDIOS

MIDDLETON GRANGE

CANERONS



Drive
Vauxhall


BURN ROAD INDUSTRIAL PARK

Newburn Bridge Industrial Estate

MKM

SCREWFIX FRANK'S
THE FLOORING STORE



TESCO
Extra



Description

A new development of 14 industrial/trade counter units built to a high specification incorporating office, WC and kitchen facilities. The units are arranged over 4 blocks. The units will be constructed with the flexibility to have mezzanine floors to suit occupiers' requirements with each unit benefitting from parking and loading areas.

Specification

Workshop

- Concrete floor with power float finish

Block 1

Units 1, 2 & 3

- Height to ridge 9.3m
- Minimum eaves height 7.8m

Units 4, 5, 6 & 7

- Height to ridge 8.8m
- Minimum eaves height 7.8m

Block 2

- Height to ridge 6.8m
- Minimum eaves height 5.4m

Block 3

- Height to ridge 7m
- Minimum eaves height 6m

Block 4

- Height to ridge 9m
- Minimum eaves height 7.4m

Offices

- Carpeted office floors
- Double glazed windows

Unit	Ground Floor	First Floor
1	330 m ² (3,552 sq ft)	
2	194. m ² (2,088 sq ft)	
3	181 m ² (1,948 sq ft)	
4	105 m ² (1,130 sq ft)	105 m ² (1,130 sq ft)
5	101m ² (1,087 sq ft)	101m ² (1,087 sq ft)
6	101m ² (1,087 sq ft)	101m ² (1,087 sq ft)
7	114 m ² (1,227 sq ft)	114 m ² (1,227 sq ft)
8	153 m ² (1647 sq ft)	
9	147 m ² (1,582 sq ft)	
10	150m ² (1,615 sq ft)	
11	268 m ² (2,885 sq ft)	
12	267 m ² (2,874 sq ft)	
13	552 m ² (5,942 sq ft)	
14	543 m ² (5,845 sq ft)	
15	543 m ² (5,845 sq ft)	
16	552 m ² (5,942 sq ft)	

*The units are available individually or combined to suit occupier requirements



Planning

A detailed planning application was submitted in April 2026

Terms

The units will be available on standard FRI leases for a term of years to be agreed.

Rent schedule is available on application.

Service Charge

A service charge will be levied to cover the cost on maintaining the common areas of the estate.

E.P.C.

To be assessed upon completion.

Business Rates

To be assessed.

Legal Costs

Each party is responsible for their own legal costs in respect of this transaction.

Further Information

Contact sole agents

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Dodds
Brown**

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