

## WRITE YOUR OWN PREMISES SPEC FOR BUSINESS SUCCESS – THEN MATCH IT IN THE TEES VALLEY

Sooner or later, in the forward planning for any business, one question tends to dominate discussions: where shall we put it? Not simply where in the UK, or even where in a region, but literally in what building, on what site.

What kind of building do we need? Shall we buy it, rent it, build it, or have it built? How big should it be? Does it have to be close to special facilities, like over-the-fence feedstock or an effluent-treatment system? Do we need special planning permissions? Should it be smart, utilitarian, just pleasant? How soon can we move in? Most important – how much can we or should we afford? And where should we look to find premises that match our needs exactly?

The Tees Valley makes it uniquely easy to answer these questions.

# BUSINESS LOCATION



### Find exactly what you want

- Size, condition, services, planning permissions, rent/lease/buy, location the Tees Valley offers a choice of sites and premises to match your criteria precisely.
- All sites have access to the Tees Valley's excellent workforce, logistics facilities and advanced services infrastructure.

### Deals to match your financial criteria

- No shortage of properties to buy, rent, build or commission.
- The industrial and commercial regeneration of the Tees Valley has encouraged extensive refurbishment of previously-occupied premises.
- Extensive stock of land means low land values – attractive for developers to acquire and/or develop new sites for brand-new buildings.

### As large as you need, as small as you like

- Around 300,000 square feet of brand-new premises in assorted sizes and locations typically available plus some of Europe's biggest brownfield or greenfield sites.
- Around 3 million square feet of previously-occupied property continually turning over.
- Large variety of different property options by size, by site and across a variety of locations.



Teesside Business Park



Teesside Industrial Estate



Queens Meadow

# Meeting the unique needs of your business

Need special facilities? Want to move fast? Tees Valley Regeneration can steer you in the right direction.

Concerned about costs now and in the future? Prices are low today, and Tees Valley Regeneration is accelerating development of big new sites over the next few years. This expanding stock will ensure prices remain competitive.

With support from Tees Valley Regeneration, you'll find everything easier in the Tees Valley.

## Special requirements met in advance

- Highly-valued infrastructure already exists supplying logistics services, water, effluent services, and energy packages.
- Specialist services often already at the fence for new sites – or even on site already.
- Sites away from residential areas usually available.
- Some previously-occupied stock is already equipped to handle special demands - big open spaces, extreme eaves heights, heavy floor loadings, wharfage at the boundary, or over-the fence supplies of everything from raw materials to live steam.

## Fast and easy set-up

- Site-finding service available at Tees Valley Regeneration.
- Support from Tees Valley Regeneration is available for introductions to developers and suppliers; planning permissions; applications for grants and incentives – including preparation of business plans; and recruitment.

## Low, low occupier costs

- Brand-new, high-spec space at a serviced site for around £4 per square foot.
- Previously-occupied premises from £1.50 per square foot.

### Approximate Prime Industrial rents £/sqft

South East	£12.00
Eastern England	£8.50
SW and Wales	£7.00
West Midlands	£6.00
East Midlands	£5.50
Yorkshire/Humberside	£5.00
Scotland	£6.50
North East	£5.50
Tees Valley	£4.25

Source: Weatherall Sanderson Dec 2003

## A cross-section of sites and development opportunities in the Tees Valley including development land from £40,000 - £80,000 per acre

Variety is the chief characteristic of the sites and premises in the Tees Valley. These premises all have their individual advantages – and there are many more to match.

**Teesside Industrial Estate** 91 acres on one of the Tees Valley's most successful industrial estates, adjacent to the A19.

**Queens Meadow** 140-acre development of a prestige site close to Hartlepool centre and the A19.

**Wilton International** World-class fully-serviced manufacturing site offering up to 480 acres for a wide range of manufacturing activities.

**Preston Farm** Ready-to-occupy brand-new units and development sites on a prestige site close to the A66/A19.

**Lingfield Point** A 107-acre business park close to Darlington centre, with units from 20,000 square feet for mixed commercial/light-engineering use.

**Kirkleatham Business Park** Attractive location, adjacent to A174, offering tailor-made packages for manufacturing activities. Innovation Centre offers small manufacturing units for high-tech start-ups.

**Riverside Park** Close to Middlesbrough centre and adjacent to A66/A19 junction, offering design-and-build packages and previously-occupied units.

**Wynyard** High-quality, mixed-use business park adjacent to A19.

**Faverdale** 300-acre greenfield site for logistics/light manufacturing. With direct access to A1(M).

**Teesside Airport** A 250-acre development site for aviation-related manufacturing and service activities.

**Teesport** 200-acre site at the port for logistics-related services, with direct rail access and immediate access to the A66.



Wynyard Business Park



Wilton International



Teesport

## Get in touch today

For further information about sites and premises in the Tees Valley, use the faxback or contact the Strategic Investment Team at Tees Valley Regeneration.

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