

Subject to Planning Consent

Plot 5, Perry Avenue, Teesside Industrial Estate, Thornaby, TS17 9LN



Strategically Located Distribution Facility 18,776 m² (202,103 sq ft)

- Established location within ¼ mile of the A19
- Clear Internal Height: 12.5 m
- 7 ground level / 20 dock level loading doors
- Occupiers on estate include DHL, Mammoet, Howdens Joinery, Screwfix, Greggs & Subway
- Application for detailed planning consent submitted and pending decision
- Terms on application

Situation

Teesside Industrial Estate is located to the south of Thornaby on Tees within the Teesside conurbation. The estate is situated less than ¼ mile from the A19 and 3 miles from the A66, both main arterial routes in the region.

A new roundabout has been created on the A174 providing a gateway entrance to the estate. The well established estate boasts a range of companies undertaking manufacturing and distribution including DHL, Mammoet Cranes, Cotswold Manufacturing, Howdens Joinery and Screwfix.

The estate is also well served by amenities including a new retail parade housing Greggs and Subway food outlets and construction of a new Starbucks is due on site early 2024.

Description

UK Land Estates has submitted a detailed planning application for a single detached logistics facility with secure yard.

Built to a similar specification to its completed North East developments the unit will deliver the following:

- Steel portal frame construction providing open plan warehousing
- Insulated steel sheet cladding and roofs
- 179 car parking space inc. EV and accessible
- Clear internal heights of 12.5 m (16.9 m to ridge)
- 50 m yard depth (plus 50 m expansion land)
- 7 ground level loading doors
- 20 dock level loading doors
- Separate HGV access and waiting area
- High quality office accommodation
- Dedicated substation with up to XXX KVA
- Environmental performance measures



Completed Intersect 19 facility, North Tyneside

Accommodation

The proposed unit will provide the following Gross Internal Floor areas (in accordance with the RICS Code of Measuring Practice) subject to measurement on completion of construction.

	M ²	Sq Ft
Warehouse	17,783.2	191,417
Ground Floor Office	496.4	5,343
First floor mezzanine	496.4	5,343
Total (GIA)	18,776.0	202,103

Energy Performance

The unit has been designed to incorporate the latest energy efficiency measures including air source heat pumps and electricity generation through roof mounted photovoltaic panels.

Energy Performance certification will be undertaken on completion of construction.

Brochure Date: November 2023



Completed Intersect 19 scheme, North Tyneside

PLANNING

An outline planning application has been submitted with the decision pending.

There remains the opportunity to tailor the unit to meet the bespoke requirements of an occupier. Please contact us for further information.

TERMS

Terms on Application.

FURTHER INFORMATION

Please contact this office for further information regarding the proposed unit.



Retail parade, Teesside Industrial Estate

For further details please contact:



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Subject to Contract

