

teeslink

STOCKTON-ON-TEES A66

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



**A66 1 MILE
FROM SITE**



**EAGLESLIFFE
STATION
ADJACENT SITE**



**DIRECT MAIN LINE
ACCESS FOR
RAIL FREIGHT**

TS16 0RD /// grew.remote.novelists





A 55 Acre Industrial and Logistics Park



Planning Approved for Immediate Delivery of Site Infrastructure

Outline Planning for E(g)(ii), E(g)(iii), B2 and B8

Potential Delivery from Summer 2026



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, Teeslink benefits 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.



THE NEW INDUSTRIAL & LOGISTIC PARK FOR THE NORTH EAST

> 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) 426,997

19,185 (4.5%) actively seeking employment



WAGE LEVELS AND LIVING COSTS

TEES VALLEY WAGE LEVELS 17.5% BELOW NATIONAL MONTHLY AVERAGE

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

AVERAGE WAGE LEVELS REGION

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

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

AVERAGE WAGE LEVELS REGION	GROSS MEDIAN WEEKLY PAY (2024 date - Source: ONS)	GROSS VALUE ADDED PER HOUR Worked (2022 date - Source: ONS)
Stockton-on-Tees	£617	£42.60
Midlands (West)	£688	£34.60
North East	£650	£34.00
Yorkshire & The Humber	£675	£34.80
North West	£692	£36.80
South East	£779	£44.40
South West	£585	£36.90
Great Britain	£730	£40.30

THE MASTERPLAN

(INDICATIVE SCHEME)

> 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)



> Potential for Rail Connectivity

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.

Mainline Rail Connections

Eaglescliffe Railway Station

New Footbridge

> Indicative Specification / ESG Credentials

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

> Driving Value for Occupiers

Rula Developments has extensive experience of delivering industrial and warehouse facilities of various sizes for occupiers, having the 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

Planning has been granted for the immediate delivery of the site infrastructure. Outline consent has been granted for class E(g)(ii), E(g)(iii), B2 & B8 uses.

It is anticipated that this will allow for delivery of buildings from Summer 2026.



> Location

Teeslink is strategically positioned just 1.5 miles off the A66 connecting both the A19 and A1(M). The site sits less than 5 miles southwest of Stockton Town Centre and 8 miles west of Middlesbrough.

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



> Connections



Road Destination	Time	Miles
Teesside 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 (from Eaglescliffe)	Times
Edinburgh Waverley	2 hrs 22 mins
London Kings Cross	2 hrs 48 mins
Manchester Airport	2 hrs 50 mins

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> Terms

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

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> A Development by



RULA DEVELOPMENTS



Stockton on Tees
BOROUGH COUNCIL



HM Government