



Perfectly placed for take off

Teesside International Airport Business Park is a 818-acre world-class business destination, providing unique airside access at the heart of one of the UK's largest and most integrated industrial economies.





At Teesside International Airport Business Park, 2.8million sq ft of flexible, scalable space is complemented by convenient connectivity and enviable infrastructure which is unrivalled across the region and wider North East.

Overseen by the Tees Valley Mayor and Combined Authority, Teesside International Airport was brought back into public ownership in 2019, with a ten-year plan to grow its services. New domestic and international routes are already taking off, as well as a £3million terminal transformation which has introduced a range of bars, an executive lounge and spa.

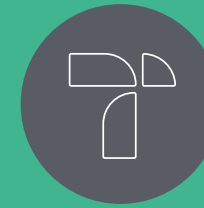
Attention is now turning to the 818-acre business park, with almost 400 acres of development land primed for high-quality offices, warehousing, logistics, industrial and aviation-related uses. The site also benefits from being part of Teesside Freeport - the UK's largest and first operational freeport - allowing investors to benefit from customs reliefs, simplified customs procedures and a streamlined planning process.



- » Unique airside access for freight and cargo
- » Excellent access to the A1(M), A19, A66 & wider national road infrastructure
- » On-site rail freight link, with passenger access to the East Coast Main Line at Darlington



With 2.5million people living within an hour's drive, the Tees Valley is governed by one of only nine Metro Mayors in the UK, and is also home to the Government's new Darlington Economic Campus.



Freeport

UK's biggest and first operational



HMT

Home of the new Treasury



£588million

ten-year investment plan



£16billion

fast-growing economy



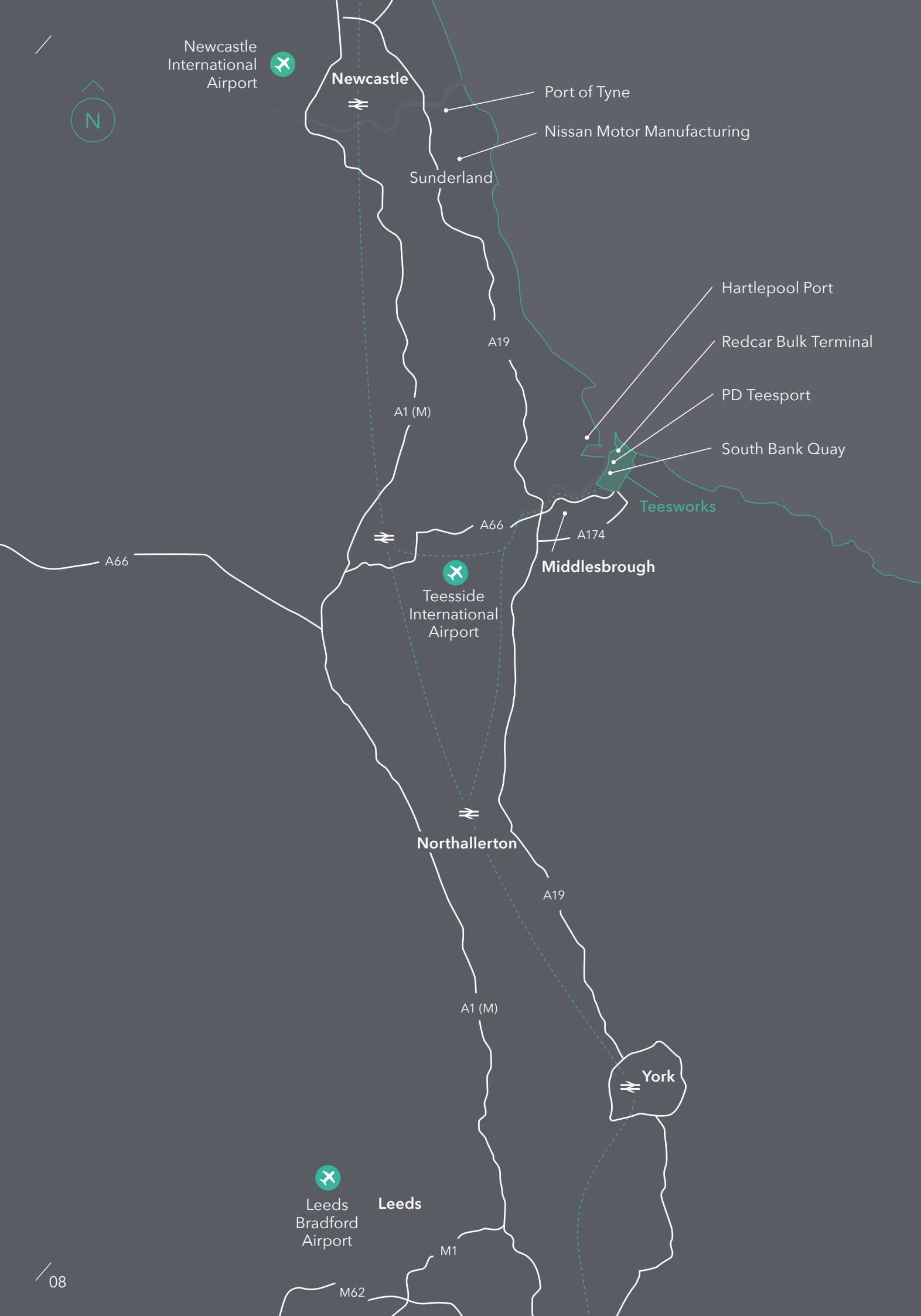
£142,237

average house price



700,000

population



Keeping you connected

Strategically positioned within the Tees Valley in the North East of England, Teesside International Airport Business Park is perfectly placed for investment and commercial activity.



Air

Direct flights to Amsterdam Schiphol and Aberdeen, unlocking global destinations, trade hubs and the offshore industry.



Rail

Half hourly trains connect to central London in just over two hours.



Road

Excellent access to regional and national markets via the A19, A1(M) and A66.

Close to equidistant between Leeds and Newcastle, the region's excellent connectivity means all corners of the UK are within immediate reach, as well as further afield via the revitalised airport.

The economic centres of the North, Midlands and South can be reached with ease, thanks to swift access to the road network. Opportunities for onsite freight links are boosted by direct connections to the regional rail system which are set to be upgraded and enhanced. From Darlington, the East Coast Main Line takes you to central London in less than two and a half hours. Edinburgh is closer still, while there's easy access to York, Manchester and Birmingham.

Road Travel Times

1h 15m to Leeds

2h 20m to Manchester

2h 50m to Birmingham

3h 10m to Edinburgh

4h 10m to London

Superfast Broadband

It's not just infrastructure where Teesside International Airport Business Park is leading the way. With nearly 99% fibre broadband coverage, the region also has some of the best digital connectivity in the UK.

Broadband download speeds are considerably higher than the national average, with speeds in the Tees Valley at 98 Mbit/s compared to 69 Mbit/s across the UK. Equally, the North East has high rates of superfast connectivity, exceeding those in London and other Northern regions.

- Phase 1A Spec Build
- Phase 1B
- Masterplan



Aviation Village

FedEx
Express UK

Cargo Facility

Willis Aviation
Services Limited

Draken

Runway Length 2,291m

Unit E1
(250,000 sq ft)

Access Road
from A67

Unit Q2
(150,000 sq ft)

Unit Q1
(150,000 sq ft)

Unit P
(250,000 sq ft)

Unit M
(150,000 sq ft)

Unit K
(100,000 sq ft)

Unit J
(100,000 sq ft)

Unit H
(100,000 sq ft)

Unit E2
(50,000 sq ft)

Unit A
(2 x 15,000 sq ft)

Unit B
(4 x 5,000 sq ft)

Solar Farm

Unit O
(100,000 sq ft)

Unit N
(100,000 sq ft)

Unit L2
(100,000 sq ft)

Unit I
(250,000 sq ft)

Unit G
(500,000 sq ft)

Unit F
(250,000 sq ft)

Unit C
(2 x 30,000 sq ft)

Unit D
(2 x 12,552 sq ft)

Industry & innovation in its DNA

The region is home to one of the UK's most integrated industrial economies, attracting multi-national businesses as well as world-class industrial developments such as Teesworks and the Teesside Freeport.



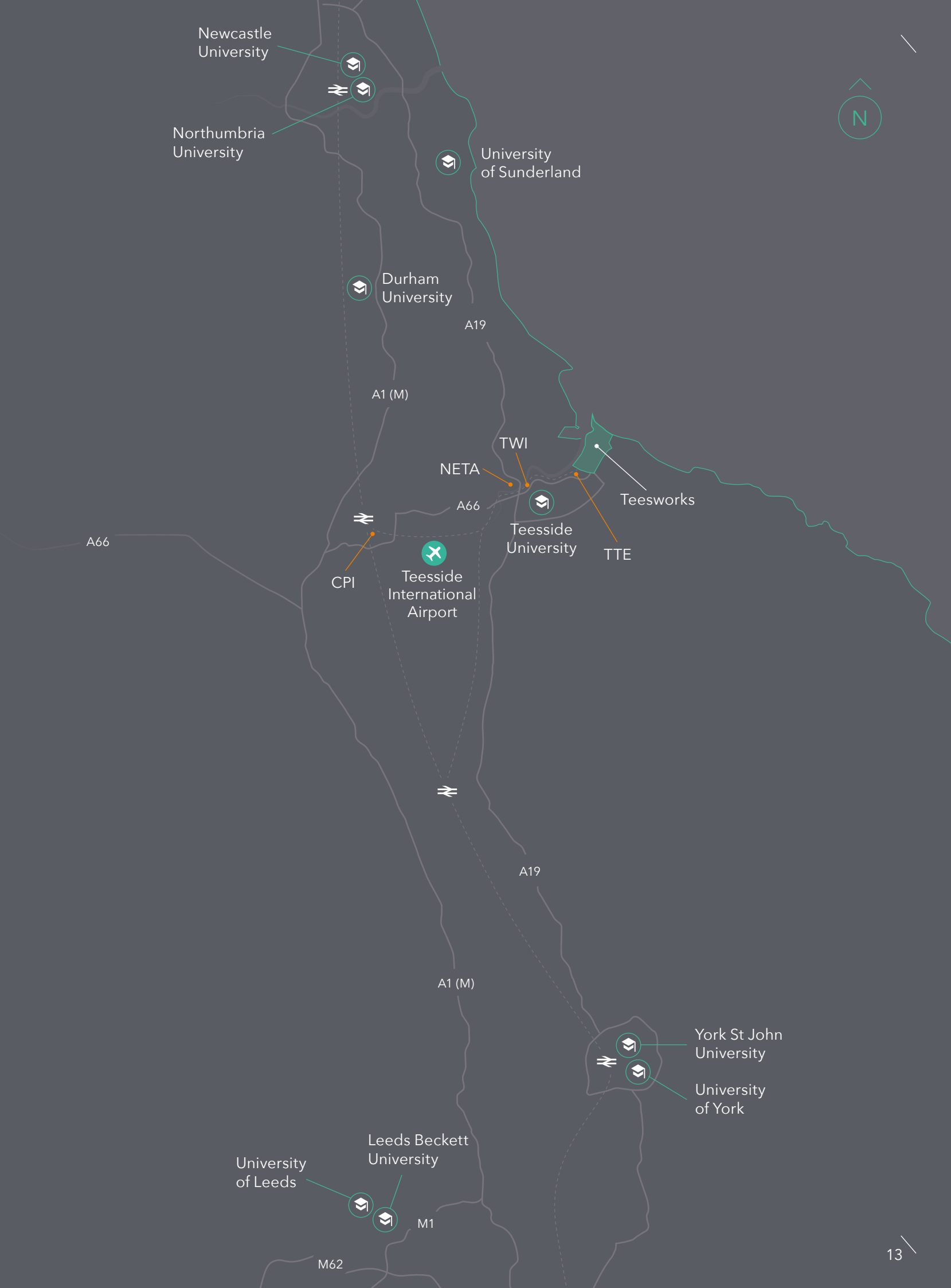
- » Sits in the centre of a cluster of universities
- » Four leading Russell Group universities within one hour
- » Between them around 9,000 engineering graduates
- » Two leading relevant research centres

The Tees Valley is made up of five boroughs - Darlington, Hartlepool, Middlesbrough, Redcar & Cleveland and Stockton-on-Tees. Its commercial activity is reinforced by a highly skilled workforce with specialisms in manufacturing, engineering, process chemicals and offshore industries. There are also strong links with nearby universities including Teesside, Durham, Newcastle, Leeds and York. The area's reputation as an industrial powerhouse means that local authorities and education settings are focused on creating a workforce that meets the needs of the local economy, with a number of colleges delivering technical training, as well as industry-led apprenticeships.

TEESWORKS

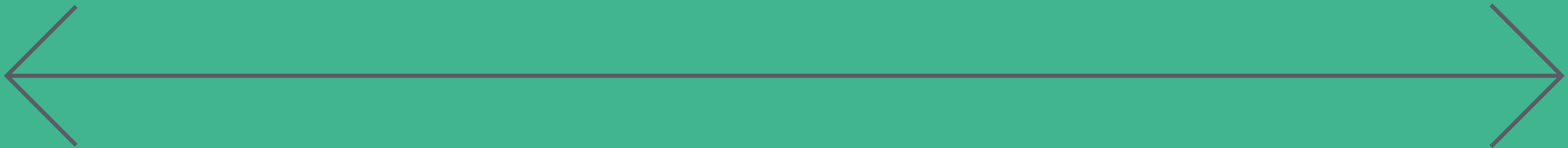


TTE



2.8million sq ft

of development
opportunities
across 270 acres
south of the runway



Taking care of cargo

As a net-exporting region, the North East is a convenient and effective base for businesses across industries such as manufacturing, machinery, logistics, chemical and pharmaceutical.



- » 21,000 sq ft hanger – a purpose-built, multimillion-pound facility
- » Airside and landside access
- » 71,000 businesses operate within an hour's drive
- » CAA approved Regulated Agent

Boasting a full range of freight handling services, Teesside International Airport itself is an approved Regulated Agent – facilitating major global connectivity and acting as a gateway to key international markets. Scalability and flexibility are front of mind, with the airport not constrained in the same way as other major UK airports. This means services such as screening and declarations are much more efficient.

A new purpose-built, multimillion-pound facility provides the latest security screening technology, as well as handling, freight-forwarding, storage and regular cargo services. The 21,000 sq ft hanger can be utilised alongside customs clearance and ad-hoc specialised charters, with the airport's capabilities extending to both air and road freight. In fact, the area is also the UK's fastest moving commuter road network, with major investment underway to further improve transport links.



The UK's largest freeport

Alongside globally and nationally significant developments such as Teesworks, Teesport and Wilton International, the airport forms part of the Teesside Freeport.



- » Teesside International Airport forms part of the Teesside Freeport
- » The UK's largest and first operational freeport
- » Reduced administrative burdens and tariff controls
- » Eased tax and planning regulations

Freeports are secure customs zones where business can be carried out inside a country's land border, but where different customs rules apply. They can reduce administrative burdens and tariff controls, provide relief from duties and import taxes, and ease tax and planning regulations.

Investors operating within the Teesside Freeport custom zone will receive a range of tariff benefits, including duty deferral while the goods remain on-site. They will also be able to suspend import VAT on goods entering the customs zone. Businesses can also manufacture goods using the imports and add value, before exporting to international markets, without ever paying the full tariff on the original goods.

Duty Suspension

No import duty paid on non-GB goods brought into the freeport until they enter the GB domestic market.

Duty Flexibility

When declaring goods to GB market, ability to calculate import duties based on value of imports or finished product (whichever is most beneficial).

Duty Exemption for re-exports

Unless subject to duty clawback under a Free Trade Agreement (FTA), no import duty paid.

Declarations

Simplified to reduce the administrative burden of moving goods into a Freeport and when allowing goods to be cleared to leave a port.

A cleaner future

With an aim to achieve net-zero status by 2035, Teesside International Airport is committed to sustainability and creating a cleaner future. Solar energy opportunities are already being progressed as it sets its sights on becoming entirely powered by green energy.



- » Operationally Net Zero by 2030
- » Installation of renewable energy systems (including solar)
- » Permanent hydrogen refuelling stations
- » Existing and future partnering with
- » Sustainable Aviation Fuel (SAF) projects

All new properties will be developed to BREEAM Excellent, ensuring the environmental impacts are reduced and creating higher value, lower risk assets. As part of this, electric vehicle recharging points will also be provided.

The airport is part of a consortium led by the Centre for Process Innovation (CPI) and bolstered by industry leading partners such as Rolls Royce and Airbus. The partnership is at the forefront of research for producing sustainable aviation fuel (SAF), along with a separate £1billion investment by alfanar. Meanwhile,

hydrogen vehicle trials have taken place on site as part of DfT Hydrogen Transport Test Hub, with an expectation that this will lead to a more permanent source of hydrogen.

Regionally, the Tees Valley is pushing the Government's carbon-neutral agenda and is ideally placed to support industries including aviation, logistics and manufacturing. Net Zero Teesside aims to deliver the UK's first zero-carbon industrial cluster, capturing the same amount of energy annually as more than three million homes.



Primed for development

As part of a thriving airport community at the heart of a resurgent Tees Valley, the business park will secure additional investment and establish a vibrant commercial centre.

- » 270 acres of developable land at Business Park South
- » 12,324m² floor area for Phase 1a
- » Grade A industrial units
- » A new 1.5km link road connects directly to the A67
- » All new properties developed to BREEAM Excellent

Land ownership includes significant areas to the north and south, totalling 2.8million sq ft for development relating to manufacturing, logistics and warehouse facilities. Work is now underway to transform this unique space into an agile and leading home for business, with the first phase designated for speculative development.

Running parallel to the runway - Business Park South is primed for immediate development and includes plans for high-quality offices and Grade A industrial units.

A new 1.5km link road is already under construction, connecting the business park directly to the A67. This will be followed by four new premises along the central boulevard, with the ability to split into as many as ten smaller units, covering up to 130,000 sq ft. Subsequent phases will see plots between 1 to 200 acres developed depending on business needs.



Area Schedule
(GIA Phase 1A)

Name	Area (m ²)	Area (sq ft)
Unit A1	1,394	15,000
Unit A2	1,394	15,000
A	2,787	30,000
Unit B1	465	5,000
Unit B2	465	5,000
Unit B3	465	5,000
Unit B4	465	5,000
B	1,858	20,000
Unit C1	2,787	30,000
Unit C2	2,787	30,000
C	5,574	60,000
Unit D1	1,166	12,552
Unit D2	1,166	12,552
D	2,332	25,104
Total	12,551	135,104

Indicative
Accommodation Schedule

Name	Area (m²)	Area (sq ft)
Phase 1B		
Unit E1	23,232	250,000
Unit E2	4,645	50,000
Unit F	23,226	250,000
Master plan		
Unit G	46,451	500,000
Unit H	9,290	100,000
Unit I	23,226	250,000
Unit J	9,290	100,000
Unit K	9,290	100,000
Unit L1	9,290	100,000
Unit L2	9,290	100,000
Unit M	13,935	150,000
Unit N	9,290	100,000
Unit O	9,290	100,000
Unit P	23,226	250,000
Unit Q1	13,935	150,000
Unit Q2	13,935	150,000
Total	262,922	2,800,000

Phase 1a will be available by way of a traditional letting.

Phase 1b will be available by way of either a Design & Build Solution or a Ground Rent.

The Masterplan will be available by way of either a Design & Build Solution or a Ground Rent. This can be adapted to suit individual business needs.



- Phase 1A Spec Build
- Phase 1B
- Masterplan



Ready to grow

Consisting of more than 300,000 sq ft of existing accommodation, Business Park North offers diverse and agile development options.



- » 300,000 sq ft of existing accommodation
- » Airside and landside opportunities for ground lease and design and build
- » Existing infrastructure and services in place

With the unique benefit of airside access, the established Business Park North provides exciting development opportunities including ground lease, design and build and redevelopment of existing buildings.

Demand is high in this sought after area, with over 40 existing occupiers from a range of industries. Current tenants include Fedex, Willis and Draken, who have all recently invested to expand their operations at the Business Park.

This part of the site benefits from existing infrastructure and services which accelerates build time and simplifies planning procedures. There are vacant plots currently available and primed for development, subject to obtaining the relevant planning consents.

Unique retail opportunities are also available within the newly refurbished Teesside International Airport passenger terminal.



Contact us for further enquiries

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