



Teesside International
Airport Business Park











Let your
business
take off



Part of the
Teesside Freeport

The Opportunity

Teesside International Airport's new business park offers companies the opportunity to be located at a world-class business destination:

-  Planning consent for 2.8million sq ft (260,130 sq m) of development
-  New investment includes a new 1.5km long access road from the A67 (completion Q4 2023)
-  Total airport area 818 acres (331 ha)
-  Airside access if required
-  Daily flights to Amsterdam via KLM, providing access to international markets
-  Approximately 300,000 sq ft of existing premises
-  More than 40 businesses occupied on site
-  Access to major national and international trading destinations by road, rail, air and sea
-  Range of on-site facilities within modernised terminal, including café, bar and retail units
-  Part of the Teesside Freeport

A proven location for global businesses:



Teesside Freeport


Teesside International Airport Business Park is part of the Teesside Freeport, the UK's biggest and first operational Freeport.

-  Duty suspension on entry
-  Duty flexibility to select most beneficial treatment on imports
-  Duty exemptions for re-exports
-  Free movement of goods between Freeports



Location & Region

Tees Valley is governed by one of only a few Metro Mayors in the UK. It is also home to the Government's new Darlington Economic Campus, Teesworks, the UK's largest industrial zone and the UK's biggest Freeport.

- 
2.5million
 people within a 1hr drive time
- 
Connected
 via road, rail, air and sea with airside access if required

- 
£16billion
 fast-growing economy
- 
Industry
 one of the UK's most integrated industrial economies

- 
Innovation
 in our DNA
- 
Skills
 centre of a cluster of universities

- 
Freeport
 UK's biggest and first operational
- 
HMT
 home to the Treasury











New Development

New-build accommodation is centred on two development zones:

Business Park South

-  270 acres (109.27 ha) development land
-  2.8m sq ft (260,130 sq m) of employment development
-  First phase of speculative development (see overleaf)
-  Suitable for manufacturing, general industrial, logistics, aviation and research and development uses

Business Park North

-  Seven development areas totalling 105 acres (42.49 ha)
-  35.4 acres (14.33 ha) reserved – planning consent secured for aviation-related development
-  Suitable for aircraft maintenance and repair, air cargo and aerospace manufacturing, as well as general light industrial and employment uses

Property Offer

The real estate offer at Teesside International Airport is planned around a variety of property types including:

-  Industrial and logistics
-  Laboratory and R&D
-  Offices
-  Aviation
-  Airside access if required

Industrial sectors suitable for development at Teesside International Airport include:

- » Advanced manufacturing and engineering
- » Low carbon energy and renewables industries
- » Logistics (including airside/landside air cargo)
- » Innovation and life sciences
- » Aerospace and defence
- » Electronics and avionics



Speculative Development Phase

2023 will see the start of building works on the first phase of speculative development at the airport, ultimately leading to 135,527 sq ft (12,591 sq m) of industrial and logistics floorspace within Phase 1.

The specification for the first unit to be speculatively delivered is as follows:

- » Gross internal floor area of 25,104 sq ft (2,332 sqm) divisible into two units, each of 12,552 sq ft (1,166 sq m). Total area split into two floors, ground floor and mezzanine
- » Steel portal frame, profile clad industrial unit with an internal eaves height of 8m
- » Constructed to a Grade A Shell and Core Industrial specification
- » Bespoke fit-out to meet tenants' specific requirements
- » Potential for BREEAM Excellence
- » Generous parking for 50 vehicles
- » External loading/circulation space
- » Handover to tenant expected Q1, 2024



Phase 1a

The next proposed phase of development will provide units as follows:

Area Schedule (GIA Phase 1A)

Name	Area (sq m)	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

Sustainability

Teesside International Airport's decarbonisation action plan includes:

- » 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

Discussions are under way to link the Airport business parks and their occupiers with alternative sustainable sources to provide futureproofed green energy supplies.



Delivery Options/Tenure

There are a range of delivery options to meet occupiers' requirements:

- » Speculatively built units
- » Units designed to occupiers' individual requirements
- » Land for companies to build their own premises
- » Existing units within the airport estate (when available)

Premises are available leasehold. Land is available on a long ground lease. Further terms on application to the letting agents.

FREIGHT RENEWABLES
LOW CARBON AVIATION
LIFE SCIENCES CHEMICALS
ENGINEERING TECHNOLOGY
LOGISTICS DESIGN R&D
LABORATORY
DEFENCE MANUFACTURING

For further information please contact the joint agents:

William Cummock

+44 (0) 7526 918 503
william.cummock@colliers.com

Guy Gilfillan

+44 (0) 7885 033 433
guy.gilfillan@colliers.com

Stephen D Brown

+44 (0) 7973 732 260
01642 244130
s.brown@doddsbrown.co.uk



 **Dodds Brown**

www.teessideinternational.com

Disclaimer: IMPORTANT NOTICE 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Colliers or Dodds Brown in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Colliers, Dodds Brown nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos/images etc: The images within the brochure are artist's impressions and/or for illustrative purposes only. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. April 2023.