



Kirkleatham Business Park, Redcar TS10 5RS
Plots available from circa 0.40 ha (1 acre) to 4.1ha
(10.24 acres)

Property Highlights

- Established estate benefitting from Enterprise Zone status
- Front plot very visible to the busy A1042 and may suit alternative uses such as hotel, retail or pub (subject to planning)
- Providing excellent access to regional road network
- Located in close proximity to the established petrochemical industry of Teesside

Subject to Contract

For more information, please contact:

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On behalf of:



Location

Kirkleatham Business Park is the premier business location within Redcar and Cleveland. The estate is situated 2 miles to the west of Redcar town centre and 2 miles from Redcar sea front. Nearby is the internationally renowned Wilton International Complex with its cluster of chemical and process industry companies with many international businesses including Lotte, Sabic and Huntsman.

Kirkleatham Business Park is already established and is home to a variety of predominantly industrial and office occupiers.

The site benefits from excellent road access being next to the A174 which provides access to the A66 and A19.

Description

The available land consists of various undeveloped greenfield plots of generally level topography.

The vacant plot to the front of the estate is visible to traffic passing along the busy A1042 leading into Redcar and may therefore suit a hotel, pub or retail use, subject to planning permission.

There is the potential for companies locating on the Business Park to take advantage of superfast Broadband connectivity.

Areas

Individual plots are available from circa 0.40 ha (1 acre) to as much as 4.1 ha (10.24 acres).

Planning

Planning is managed through a Local Development Order meaning qualifying occupier types may have a simplified route to planning permission. For further planning advice, interested parties should contact Redcar and Cleveland Council's Planning Department on 01642 774 774.

Enterprise Zone Status

Kirkleatham Business Park is part of the Tees Valley Enterprise Zone which focusses on those businesses involved in the advanced manufacturing, engineering, chemical and renewable sectors. Occupiers from these sectors may benefit from business rate discount of up to £55,000 per year for a 5 year period as well as simplified planning procedures.

Site Conditions

Interested parties should satisfy themselves as to site conditions.

Services

It is the responsibility of the purchaser to determine the exact position of the services and arrange any modifications or connections at this site in consultation with the relevant service provider.

Business Support

For further information on potential assistance and Enterprise Zone benefits, contact the following:

Tees Valley Unlimited - Business Investment Team

Tel: 01642 524 400

Email: info@teesvalleyunlimited.gov.uk

Redcar & Cleveland Borough Council - Business Growth Team

Tel: 01642 444351

Email: business.growth@redcar-cleveland.gov.uk

Tenure

Our client is seeking to dispose of plots via the granting of a long peppercorn ground lease.

Price

On application.

Purchaser's Costs

The purchaser will be responsible for any legal and professional fees they incur as part of any transaction.

Viewing/Further Information

Contact Cushman & Wakefield:

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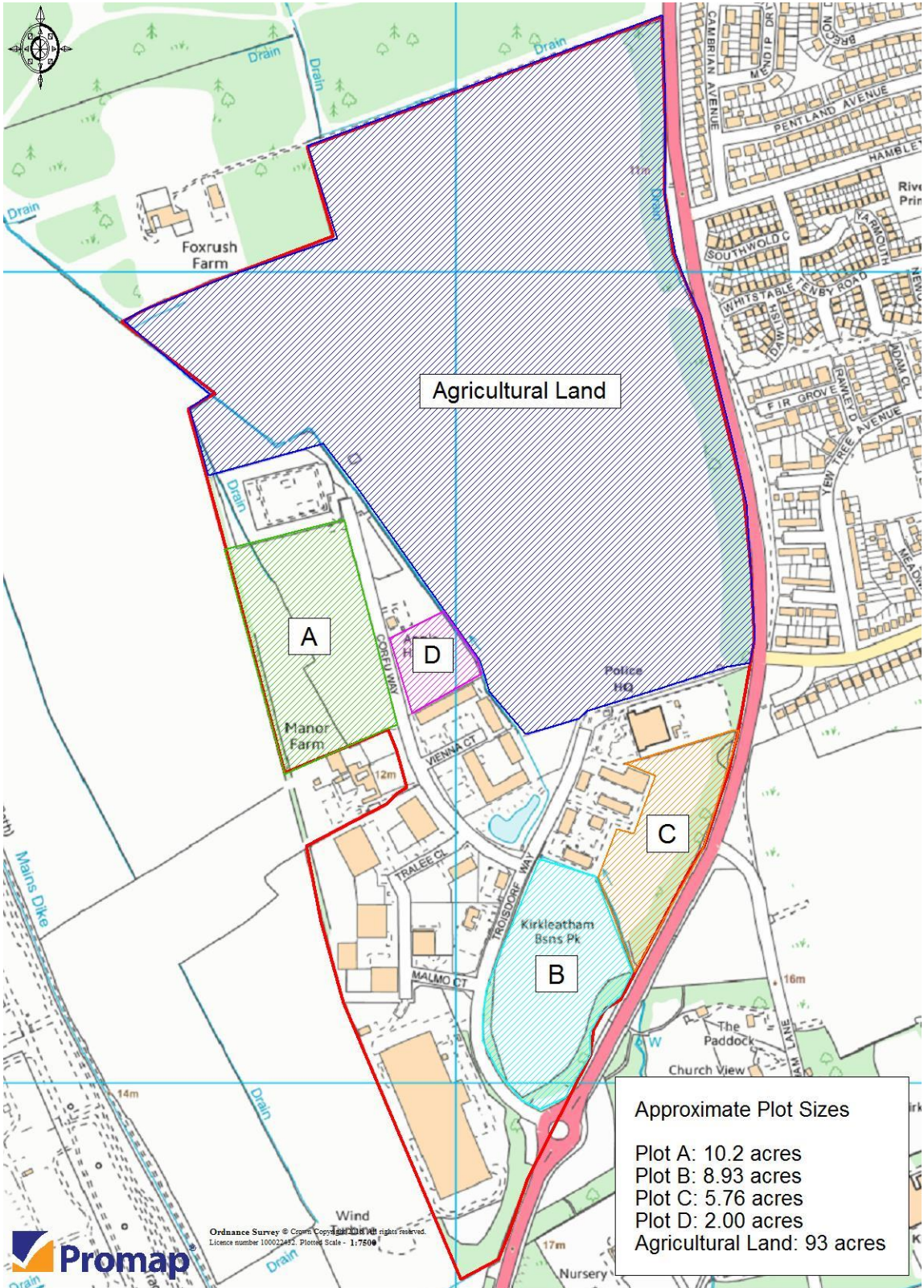
Or our joint agents:

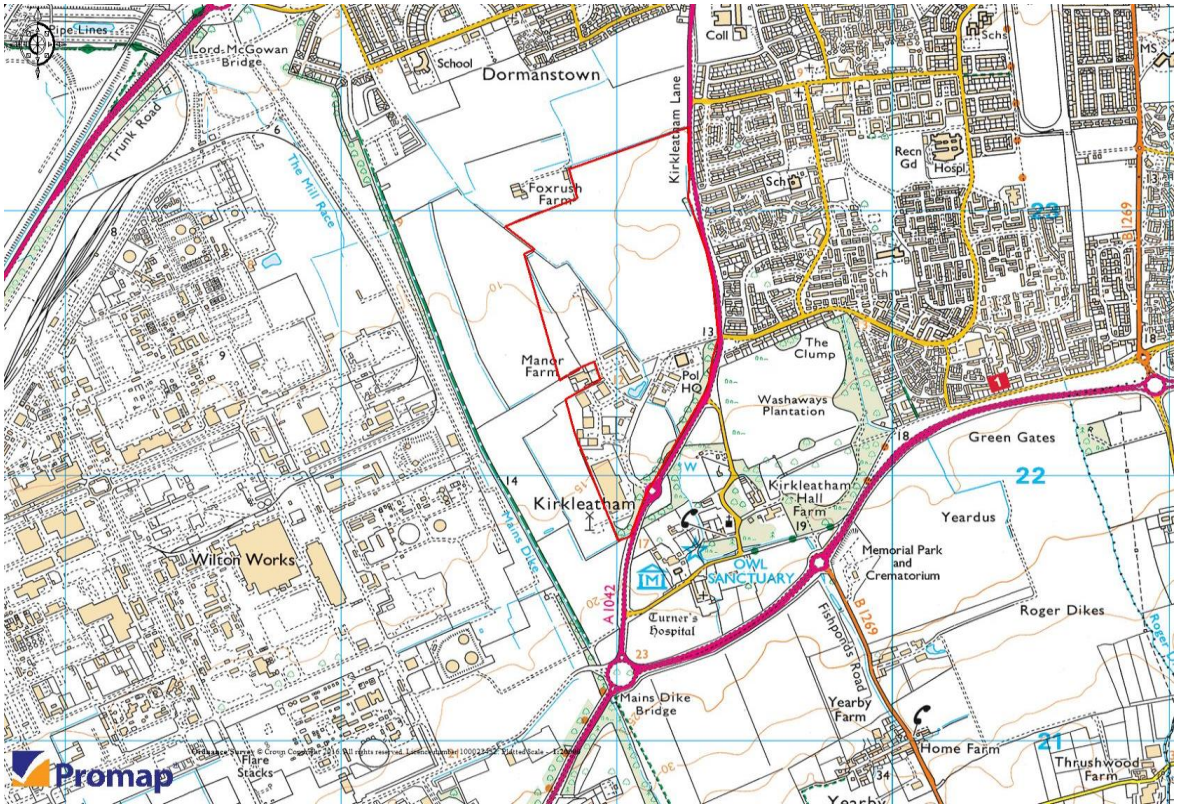
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