



Strategic | Sites


Evolution - Wynyard Park

Tees Valley. Close to A1/A19



A new, purpose-built 2-storey office complex providing a range of fully-fitted suites from 1,235 sq ft to 15,210 sq ft





Designed to offer flexible space of a hi-tech appearance for companies seeking brand-new offices of outstanding quality in a prime location.

Forming part of the prestigious Wynyard Park development and benefitting from a wide range of support services.

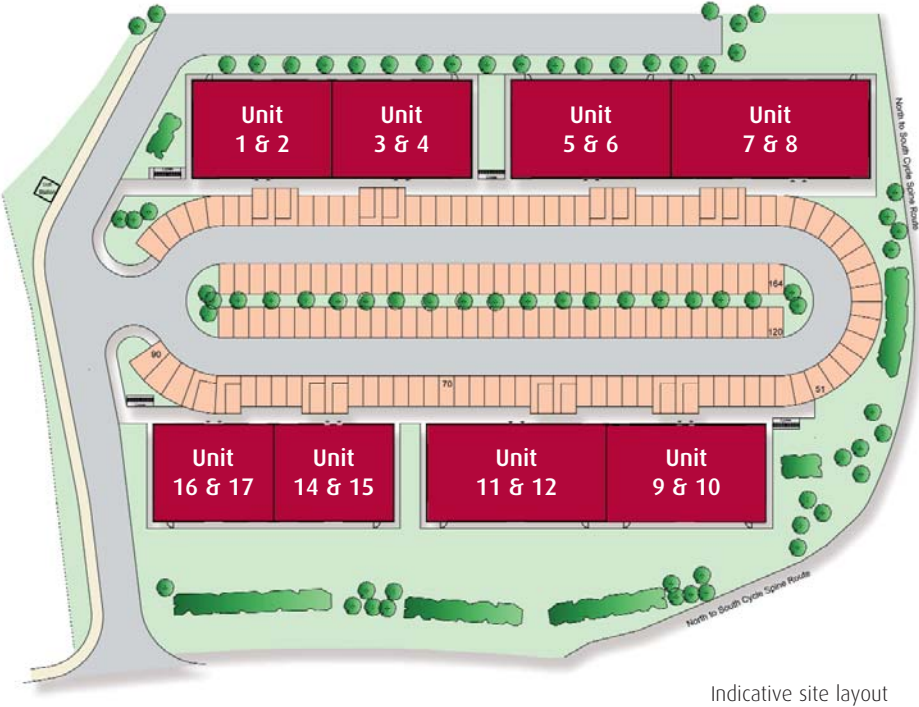
Accommodation

(all areas shown net of lobbies and toilets)

Unit	Size (Approx)		Floor	Car Parking
	Sq ft	Sq m		
1	3,025	281	Ground	10
2	3,080	286	First	10
3a	1,745	162	First	6
3b	1,305	121	First	4
4a	1,690	157	Ground	6
4b	1,240	115	Ground	4
5a	1,235	115	Ground	4
5b	1,940	180	Ground	6
6a	1,350	125	First	4
6b	1,995	185	First	6
7	4,310	400	Ground	13
8	4,380	407	First	14
9	3,295	306	Ground	10
10	3,370	313	First	11
11	3,870	359	First	12
12	3,795	352	Ground	12
14	2,585	240	First	8
15	2,515	234	Ground	8
16	2,515	234	Ground	8
17	2,585	240	First	8

Floors can be combined to suit specific requirements up to a total of 7,725 sq ft.
Buildings can be combined to create up to 15,210 sq ft.

Evolution



Design

Two leading interior design companies have been commissioned to prepare proposals for striking lobby/reception areas and innovative ideas for the main office areas.

As part of its standard package, Strategic Sites has implemented the proposals for the lobby/reception areas. Occupiers can then have access to the design ideas for the office areas if they wish.

Specification

- Each office benefits from:
- All mains services
 - Suspended ceilings featuring a Category 2 lighting system
 - Gas fired heating system
 - Raised access floors, carpeted throughout the office area
 - Male/female/disabled toilets to each suite (units 3-6 are provided to each floor)
 - Kitchenettes to each suite
 - Tinted double glazed windows
 - Allocated car parking
 - Feature specifications to entrance areas incorporating high quality flooring, lighting and detailing
 - Glazed lift and stairs to first floor suites



...we aim to provide not only high quality buildings, but also high quality places

Wynyard Park is a superb 700 acre mixed-use development which is rapidly becoming one of the most dynamic business locations in the North East.

The parent company of Strategic Sites, Wynyard Park Ltd, is creating a quality business environment which caters for the needs of today's companies.

As well as a first-class location, Wynyard Park offers a wide range of support services.

Facilities on site currently include:

- 24 Hour Security
- CCTV
- State of the Art Conference Facilities
- High Quality Catering Services
- Extensive Car Parking
- Concierge Services
- Attractive Landscaping and Recreational Areas

Other services planned for Wynyard Park include a hotel, crèche, pub, restaurant and leisure facilities.

Wynyard | Park
LIFESTYLE • LIVING • BUSINESS

The Wynyard Park Marketing Suite is open during office hours with personnel on site to discuss any requirements, or to provide further information on current availability.

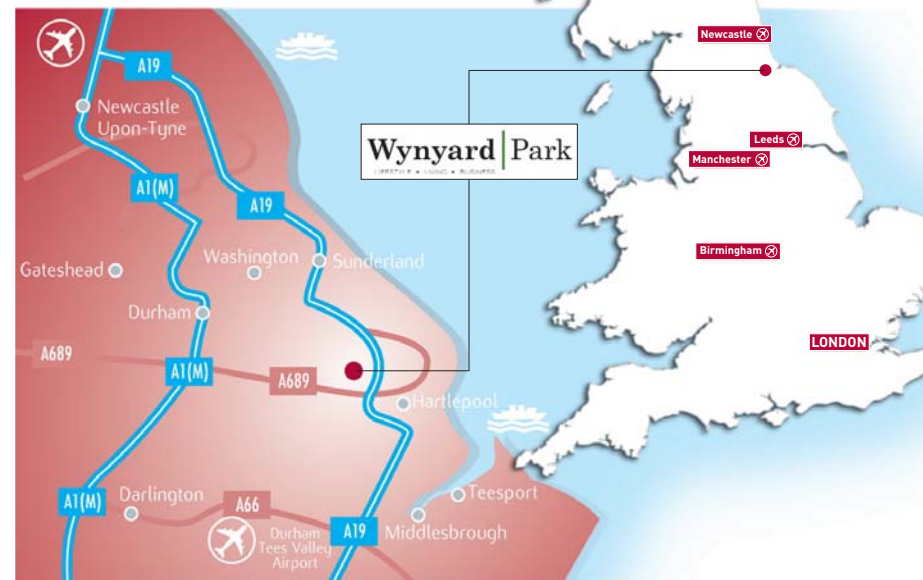
Contact:
T: 0870 3009444
E: enquiries@wynyardpark.com



Location

Wynyard Park is located off the A689 less than half a mile from the junction with the A19 which is the main north-south trunk road in the area. Companies already located here include Cap Gemini, NHS Primary Care Trust, Semta, N G Bailey and many others.

Satellite Navigation Information | TS22 5TB



All enquiries to:

Storeys : ssp - 01642 230 800 (Andy Wright)
King Sturge - 0191 230 2033 (Simon Taylor)
Wynyard Park - 0870 300 9444 (Matt Johnson)
Strategic Sites - 01937 58 44 44 (Paul Barber)



Strategic Sites Wynyard Park
(PROPERTY • LAND • BUSINESS)

Strategic Sites Ltd | Waterside | Grange Park |
Wetherby | Leeds | LS22 5NB
Telephone: 01937 58 44 44 | Fax: 01937 58 44 04
Email: enquiries@strategic-sites.com

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