

dynamo park

CHELTENHAM ROAD ■ STOCKTON-ON-TEES ■ TS18 2AD

CANMOOR



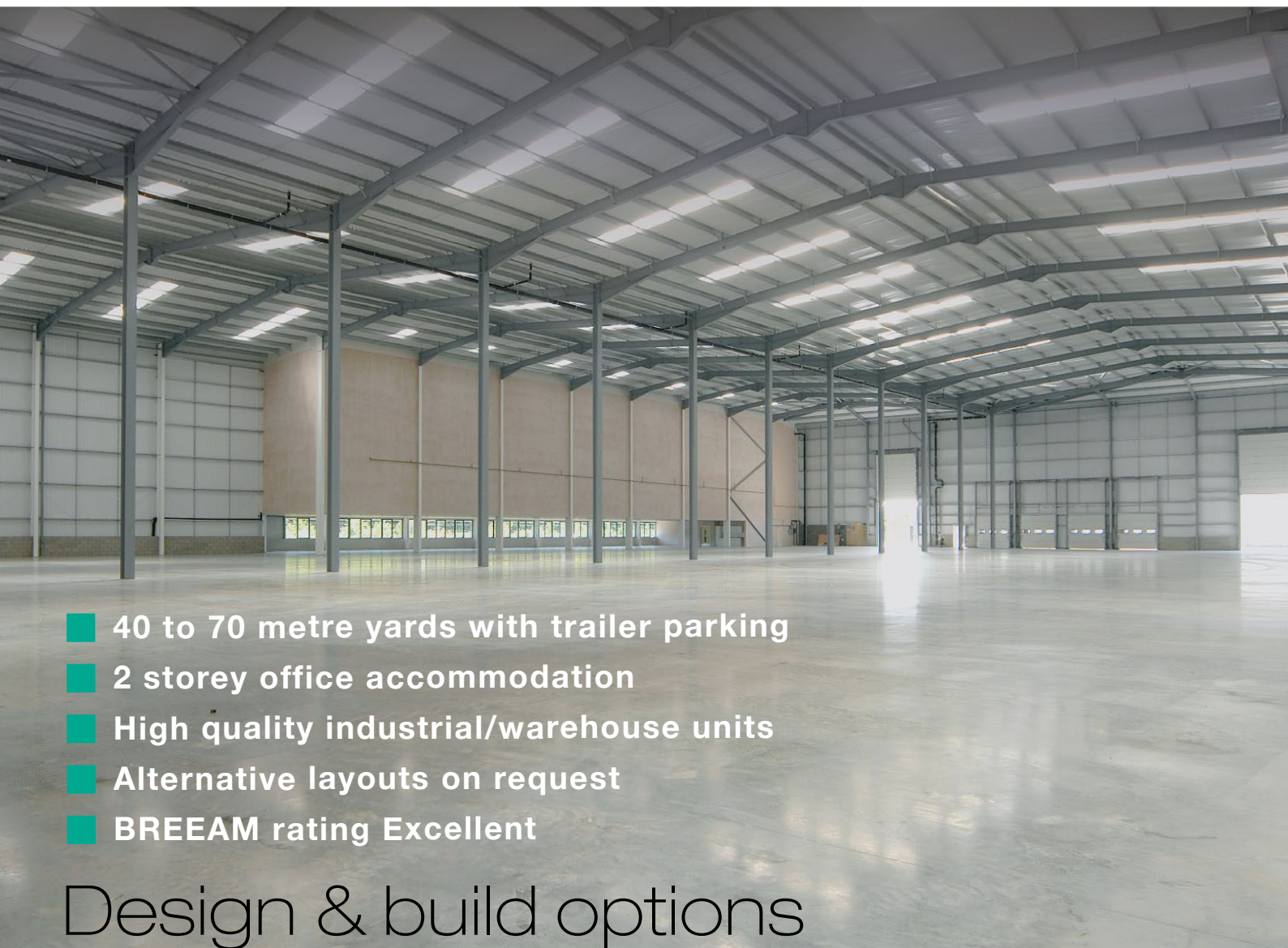
Prime Roadside location
adjoining the A19

From 35,000 to 462,000 sq ft

- Excellent proximity to Portrack lane
- Good access to A1[M] via A66 to the south
- D&B / Speculative Opportunities

STOCKTON

Design & build opportunities
available from
35,000 to 462,000 sq ft

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- A wide-angle photograph of a large, empty industrial warehouse. The space is characterized by a high ceiling with a complex steel truss structure and a polished concrete floor that reflects the overhead lights. The walls are made of light-colored panels, and there are several large roll-up doors visible in the distance.
- 40 to 70 metre yards with trailer parking
 - 2 storey office accommodation
 - High quality industrial/warehouse units
 - Alternative layouts on request
 - BREEAM rating Excellent

Design & build options

DELIVERABILITY

Dynamo Park offers the opportunity for occupiers to have high quality buildings for business, industry or distribution constructed to their own size and specification.

dynamo park

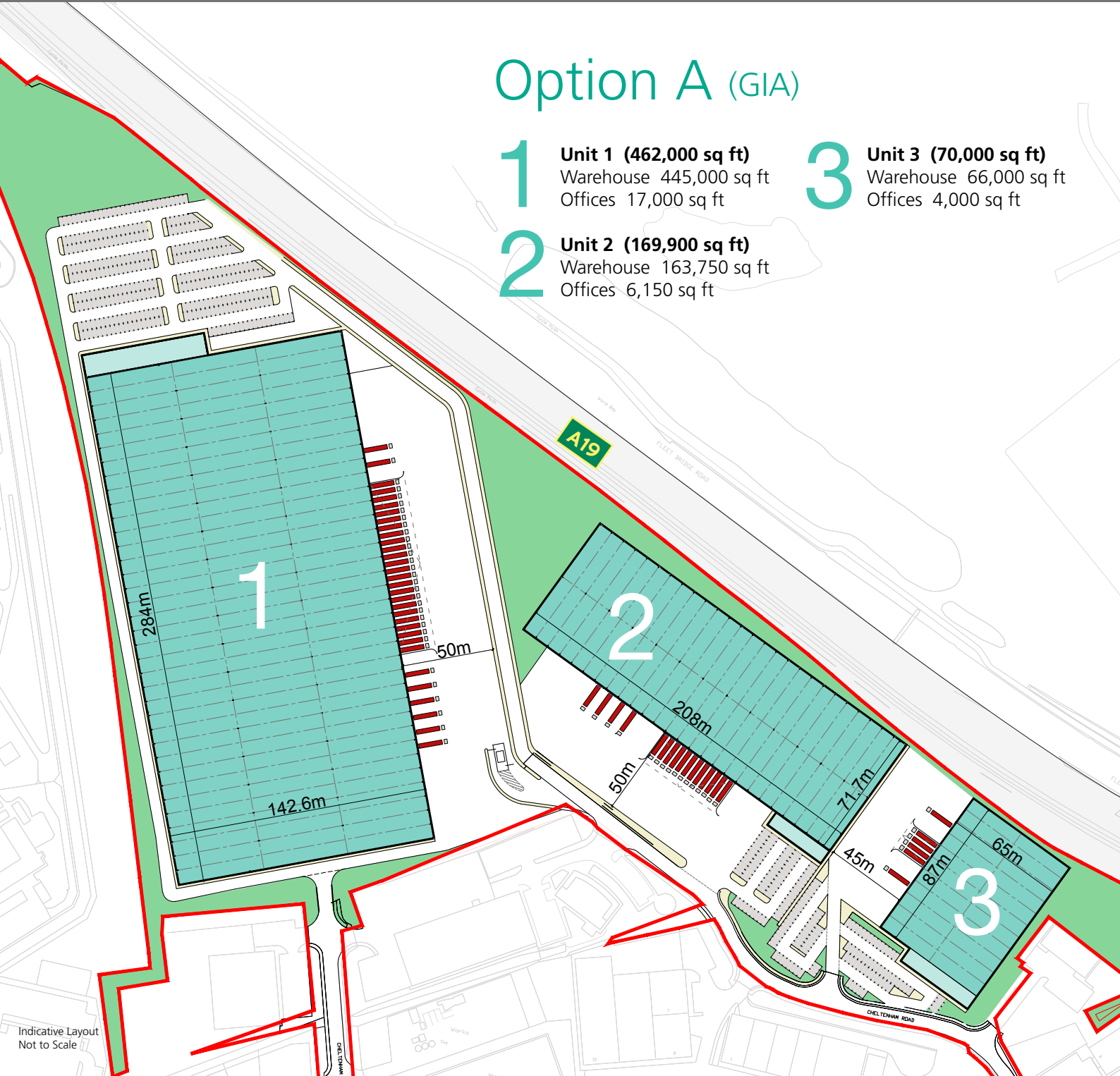
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Option A (GIA)

1 Unit 1 (462,000 sq ft)
Warehouse 445,000 sq ft
Offices 17,000 sq ft

2 Unit 2 (169,900 sq ft)
Warehouse 163,750 sq ft
Offices 6,150 sq ft

3 Unit 3 (70,000 sq ft)
Warehouse 66,000 sq ft
Offices 4,000 sq ft



EXTERNAL

- Secure yards
- High quality landscaping
- Designated car parking

WAREHOUSE

- Eaves height up to 12m
- Surface and dock level loading doors
- Floor loading up to 50kN/sq m

OFFICE

- High specification accommodation
- LG3 lighting
- Raised floors/suspended ceilings

STOCKTON

Option B (GIA)

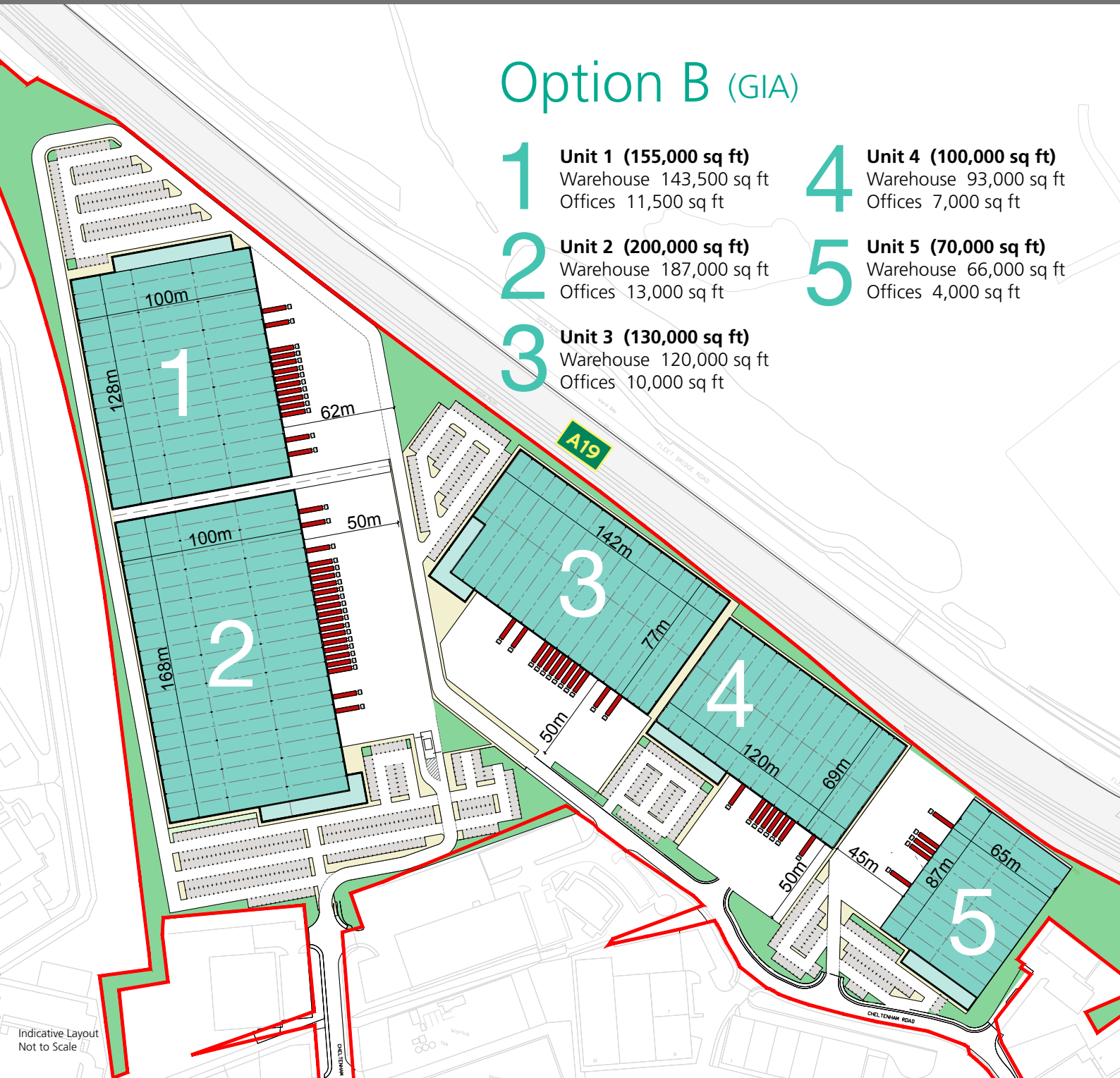
1 Unit 1 (155,000 sq ft)
Warehouse 143,500 sq ft
Offices 11,500 sq ft

2 Unit 2 (200,000 sq ft)
Warehouse 187,000 sq ft
Offices 13,000 sq ft

3 Unit 3 (130,000 sq ft)
Warehouse 120,000 sq ft
Offices 10,000 sq ft

4 Unit 4 (100,000 sq ft)
Warehouse 93,000 sq ft
Offices 7,000 sq ft

5 Unit 5 (70,000 sq ft)
Warehouse 66,000 sq ft
Offices 4,000 sq ft

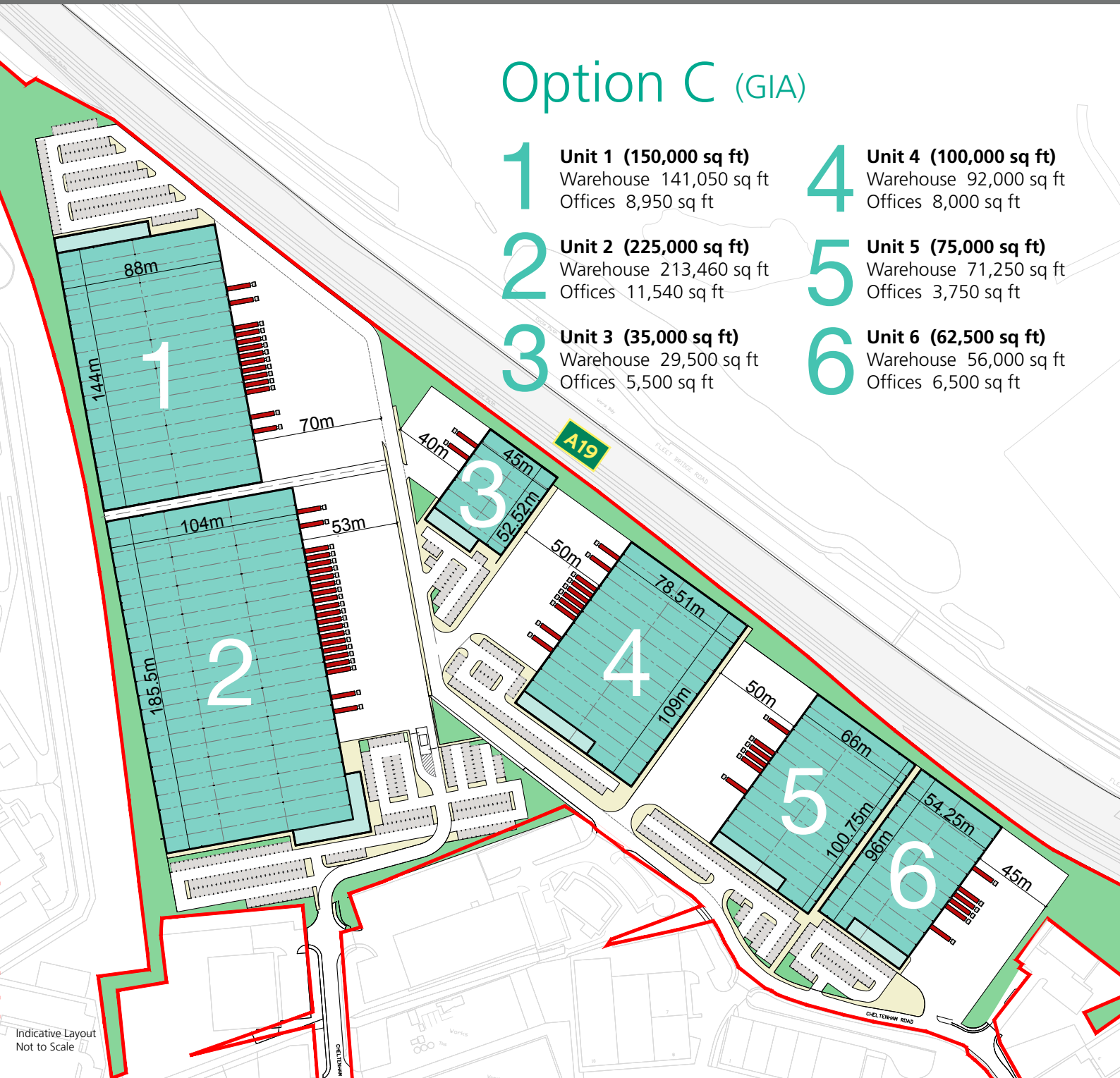


Indicative Layout
Not to Scale



Indicative Images of Similar Scheme

Option C (GIA)



1 Unit 1 (150,000 sq ft)
Warehouse 141,050 sq ft
Offices 8,950 sq ft

2 Unit 2 (225,000 sq ft)
Warehouse 213,460 sq ft
Offices 11,540 sq ft

3 Unit 3 (35,000 sq ft)
Warehouse 29,500 sq ft
Offices 5,500 sq ft

4 Unit 4 (100,000 sq ft)
Warehouse 92,000 sq ft
Offices 8,000 sq ft

5 Unit 5 (75,000 sq ft)
Warehouse 71,250 sq ft
Offices 3,750 sq ft

6 Unit 6 (62,500 sq ft)
Warehouse 56,000 sq ft
Offices 6,500 sq ft



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DEMOGRAPHICS



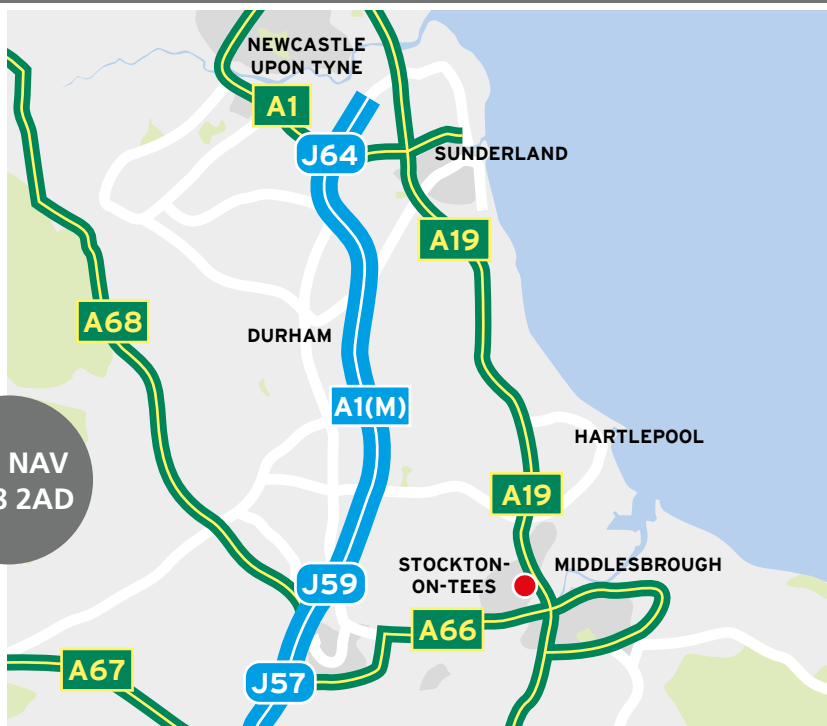
Approximately 1 million people live within a 20 mile radius of Dynamo Park



Unemployment of 6.8% in Tees Valley, showing a readily available local workforce



63% of the population are of working age



SAT NAV
TS18 2AD



COMMUNICATIONS

A19	500 metres
Stockton	2 miles
Middlesbrough	2.8 miles
Durham Tees Valley Airport	11 miles
Darlington	15 miles
A1[M]	19 miles
Sunderland	27 miles
Newcastle	38 miles

LOCATION

Dynamo Park is a mixed use development close to the A19 (500m) and located off the well-established retail/trade area bordering Portrack Lane (A1046). Neighbouring occupiers include Toolstation, Screwfix, Greggs, Asda, Wickes, Halfords and SCS in addition to local retail, trade and industrial occupiers.

Frequent rail services to London, Leeds, York, Newcastle and Edinburgh are afforded via the main East Coast station at Darlington, approximately 15 miles away. Additionally a range of domestic and international flights are available at Durham Tees Valley airport 11 miles away.

FURTHER INFORMATION

Further information, plans and specifications are available on a bespoke basis through our sole agents.



Russell Taylor
russell@htare.co.uk



Richard Scott
richard.scott@cushwake.com

TERMS

Completed buildings are available to let or for sale.