

# Prominent Roadside Retail Opportunity

Northshore, Stockton-on-Tees

**TO LET** Units ranging from 1,615 sq ft–4,445 sq ft



thirteen

- Adjacent to major route generating 11,285 vehicle movements per day /4.1m movements per year.
- Over 60 major occupiers in the immediate vicinity
- Population within 5 mile radius of 320,000 projected by 2020
- Durham University International Foundation Campus with 500 students close to site
- Located in close proximity to Fusion Hive Innovation Centre, Thirteen HQ and 200 new homes

## Roadside Retail Opportunity

- Exciting highly visible roadside retail opportunity located on busy route into Stockton town centre
- Capable of accommodating 9,451 sq ft across 4 units (878.03 sq m) with 96 car parking spaces
- Adjacent to major route into town centre which generates 11,285 vehicle movements per day/4.1m movements per year.
- Located in close proximity to Fusion Hive Innovation Centre, Thirteen HQ and 200 new homes.

## Availability schedule

Unit	Size Sq Ft	Size Sq m
1	4,445	412.95
2	1,776	164.99
3	1,615	150.04
4	1,615	150.04

With 96 parking spaces on a total site area of 1.13 Acres (0.46Ha).

The proposed retail units can be reconfigured to meet individual occupier requirements.

## Planning

The plot has outline planning consent for A1, A2, A3, A4 & A5 uses. Alternative uses may be considered subject to obtaining necessary planning consent.

## Employment numbers

There are approximately 5,500 employed on Teesdale across 60 businesses which is a 5 minute walk from the site and Stockton town centre. Headline businesses include – Barclaycard (400 employees), Santander (750), Swiftcover (250) Johnson Matthey (100), Quickly Finance (346), Cubic Transport Systems (100).

For indicative purposes only | [Click images](#) to enlarge

## Northshore key facts

- Following the completion of 126 residential units at Northshore, Infinity Riverside is the latest stunning phase of 82 stunning 2, 3 and 4 bed homes currently under construction.
- Fusion Hive Innovation Centre (adjacent to the retail site) provides flexible space for start-up businesses in the creative, scientific and digital sectors. Now 80% occupied.
- Award-winning HQ building for Thirteen Housing Group accommodating approximately 400 employees.
- Durham University International Foundation College located directly opposite. Home to 500 students potentially increasing to 1,200 by 2019



## Housing Delivery

In addition to new housing being delivered at Northshore, a further 1,122 units are consented across 4 sites within 1 mile of the proposed roadside retail plot. 2 of these sites are currently under construction with a further 2 sites due to start on site in 2019.

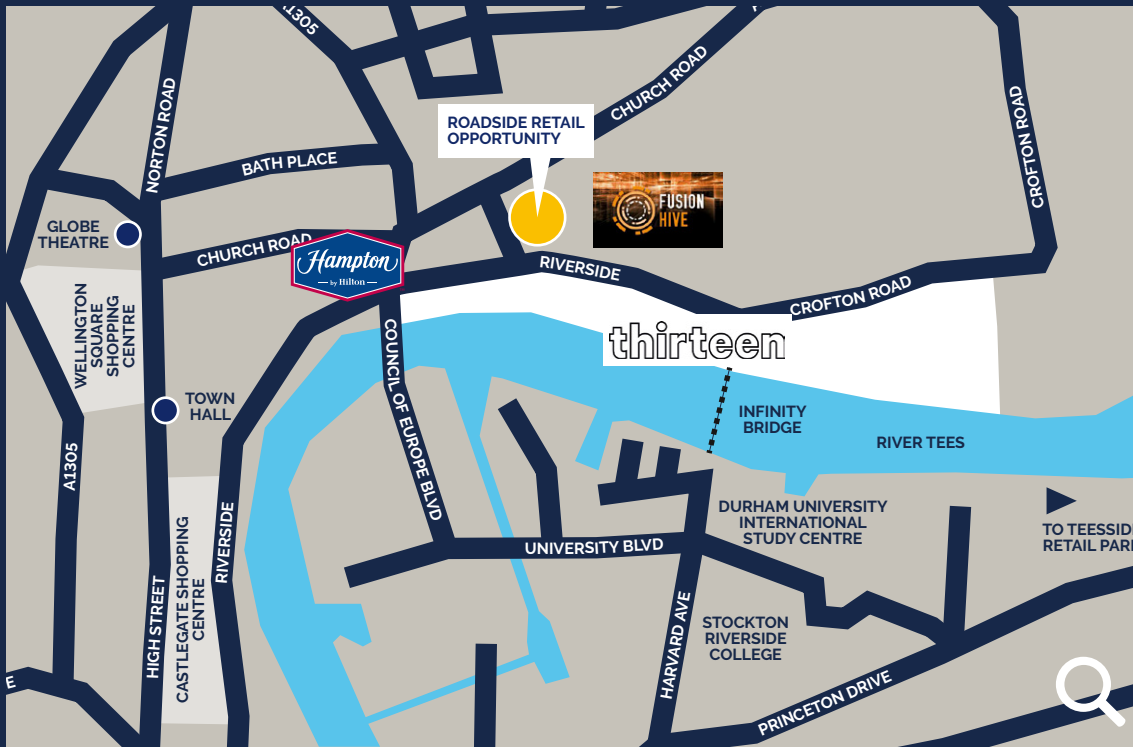
## Stockton town centre

- Stockton Borough Council has completed a £38m transformation of the town centre. This major redevelopment comprises the development of significant areas of new public realm within the town centre and the opening up of a number of key routes between the town centre and Northshore
- Globe Theatre concert venue. A £4m restoration of this much-loved building will be completed in spring 2019 close to the new Hampton by Hilton hotel and proposed pub/restaurant site. The Globe Theatre will be a 3,000 capacity live entertainment venue promoted by the The Ambassador Theatre Group and will host world class names from today's music and comedy circuits.





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| <b>1</b> Castlegate Shopping Centre        | <b>13</b> P X Group                              |
| <b>2</b> Wellington Square Shopping Centre | <b>14</b> Visualsoft                             |
| <b>3</b> Globe Theatre                     | <b>15</b> Fast Track Reclaim                     |
| <b>4</b> Cleveland Police                  | <b>16</b> Swiftcover                             |
| <b>5</b> Holiday Hypermarket               | <b>17</b> Barclaycard                            |
| <b>6</b> Santander                         | <b>18</b> Fusion Hive                            |
| <b>7</b> Cubic Transportation Systems      | <b>19</b> Thirteen HQ                            |
| <b>8</b> Hampton By Hilton                 | <b>20</b> Riverside College                      |
| <b>9</b> Simon Bailes                      | <b>21</b> International Foundation College       |
| <b>10</b> HMRC                             | <b>22</b> Infinity Riverside Housing Development |
| <b>11</b> Teesdale Park                    | <b>23</b> The Wolfson Research Institute         |
| <b>12</b> Endeavour Partnership            | <b>24</b> Johnson Matthey                        |
|  | <b>25</b> David Lloyd                            |



**Rent**

Upon application.

**Terms**

FRI lease available with terms to be agreed subject to contract.

**VAT**

All rents quoted are deemed exclusive of VAT.

**EPC**

Once practical completion of the retail development has taken place, an EPC for each unit will be commissioned and available as soon as practically possible.

**Legal costs**

Each party to be responsible for their own legal costs incurred throughout the transaction.

**Business Rates**

The rateable value of the property will need to be assessed by the Valuation Office Agency upon practical completion of the proposed development. Any interested party should make their own investigations to the Local Authority with regard to the this matter.

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party, and whilst information and particulars are given in all good faith intending purchasers and lessees must satisfy themselves independently as to the accuracy of all matters upon which they intend to reply. **February 2019.**