

## PORTRACK RETAIL PARK

PORTRACK LANE/HOLME HOUSE LANE, STOCKTON ON TEES, TS18 2SB

EXISTING UNITS WITH FLEXIBILITY TO COMBINE OR REFURBISH

**UK**  
UK LAND ESTATES



## ESTABLISHED OUT OF TOWN RETAIL PARK

FROM 462 M<sup>2</sup> (4,972SQFT) UP TO 2,337M<sup>2</sup> (25,146SQFT)

PROMINENT POSITION FRONTING PORTRACK LANE

**FOR SALE / TO LET**

700,000 SQ FT

# TEESSIDE'S RETAIL HUB

## LOCATION

Stockton-on-Tees is situated approx. 250 miles north of London, 58 miles north of Leeds and 35 miles south of Newcastle-upon-Tyne. The town is an important sub-regional centre and is a major focus for retail and leisure activity in the area. Teesside covers the areas of Middlesbrough, Stockton, Billingham and Hartlepool, together with surrounding smaller settlements. It has an urban area population of circa 85,000 people and a wider district population of approximately 190,000 people, with an estimated 350,000 people living within 6 miles of the town centre.

Portrack Lane is the principle commercial hub in Teesside, combining offices, trade counter, retail and industrial uses and is positioned to the east of the town centre and to the north of the River Tees. Stockton is positioned at the intersection of the A19 and A66 Trunk Road, which provide easy access to the A1(M), approximately 15 miles to the west. Travelling via the A19, it is possible to connect to Leeds, York, Durham and Newcastle within one hour's drive time.



**1. Portrack Retail Park**  
UNITS TO LET  
Harveys

**2. Portrack Shopping Park**  
The Range  
B&M  
Smyths  
Discount UK

**3. Collectables Retail Park**  
Collectables  
Mandale Furniture  
Bed Express  
The Big Cane Store  
Bernard Povey

**4. Portrack Trade Park**  
Screwfix  
Sliderobes  
James Hargreaves  
Plumbing Depot  
James Hargreaves Bathrooms  
Electric Base  
Toolstation  
Insync Distribution  
Greggs  
Parrs  
Halfords Autocentre

**5. B&Q Warehouse**

**6. Interchange Retail Park**  
Bensons for Beds  
Storey Carpets  
Topps Tiles  
Oak Furnitureland  
Carpetrigh  
HSL  
McDonald's

**7. Portrack Junction Retail Park**  
Go Outdoors  
Frank's, the Flooring Store  
Furniture Village  
SCS

**8. Lustrum Retail Park**  
Wickes  
Floors-2-Go  
Michael O'Connor Furniture  
Planning permission for new store

**9. Portrack Lane Bed Centre**

**10. Linthorpe Beds**  
Suite World  
Court Homemakers

**11. Dunelm**  
Magnet

**12. Tile Discount Store**

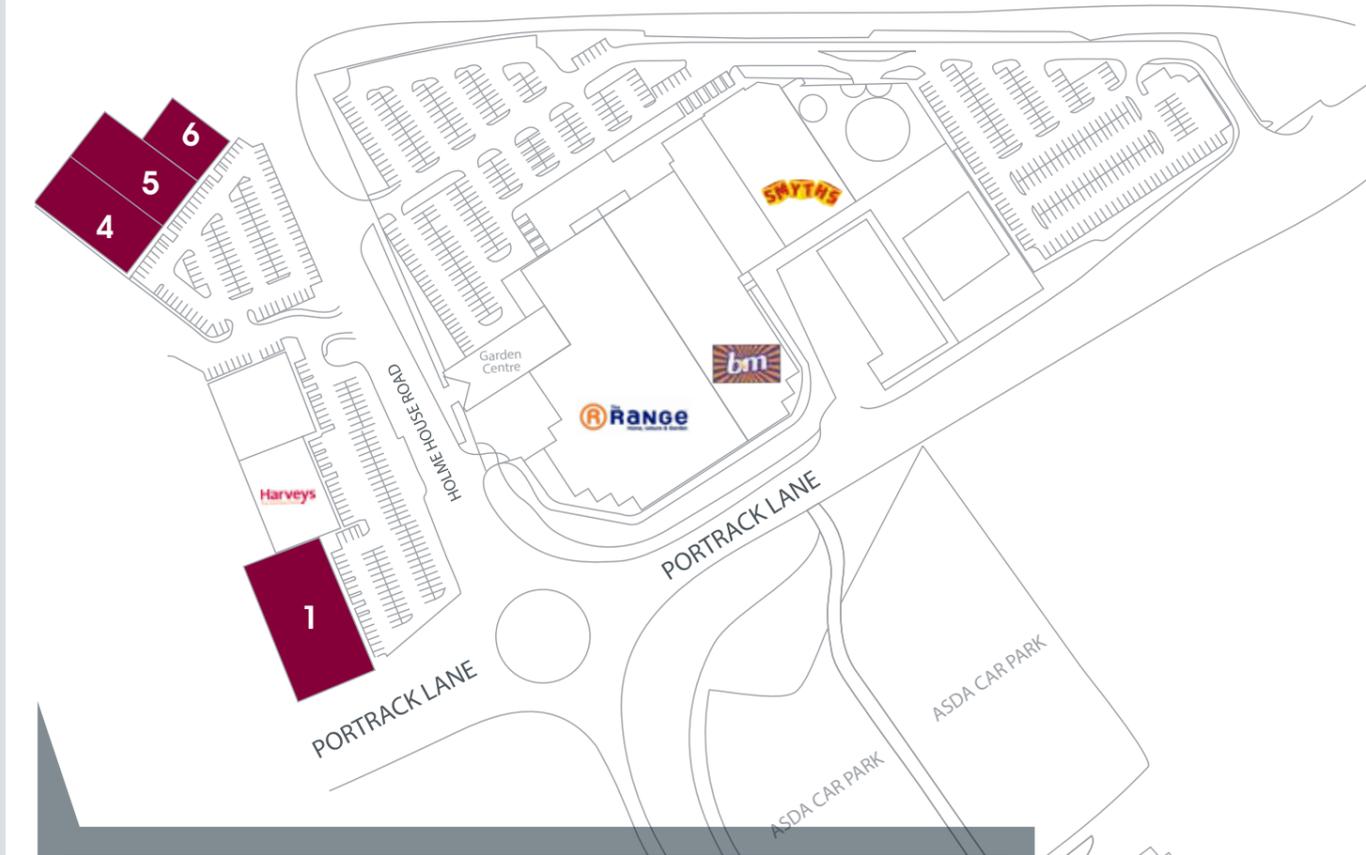
**13. Southside Retail Park**  
At Home  
Portrack Lighting Centre  
Blazes  
Crazy Ceramic Tiling

**14. ASDA**  
IN 'n' OUT



## DESCRIPTION

Located at the centre of Portrack Lane, Portrack Retail Park benefits from easy access via a roundabout shared with the Asda supermarket and Portrack Shopping Park comprising, The Range, B&M Home Store, Discount UK and Smyths Toys. This gives the park good presence on Portrack Lane and also a large volume of passing vehicles every hour.



## ACCOMODATION SCHEDULE

UNIT	sq. ft	sq. m	EPC	Rateable Value	
1	20,286	1,884	B46	£131,000	To Let
4	10,099	938	B46	£75,000	To Let
5	10,084	936	B47	£75,000	To Let
6	4,977	462	D93	£34,750	To Let

Unit 4/5/6/ can be let as one or as individual units.

\*Floor areas measured GIA



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 STOCKTON ON TEES, TS1 8 2SB



**THE REGION**



Distance (miles)	Destination
2.2	Norton
3.7	Middlesbrough
3.9	Teesside Retail Park
4	Stockton
5.4	Billingham
6	Yarm

Access by air is provided by Durham Tees Valley Airport, approximately 9 miles west of the business park. Access to the National Rail Network is provided by Thornaby Station, which is approximately 2.6 miles from the subject property. Thornaby Station connects to Darlington and the East Coast Main Line. In turn this provides direct services to London's Kings Cross (2 1/2 hours travel time) and Edinburgh (2 hours travel time).

**PLANNING**

The unit can be used for the sale of non-food retail goods but excluding clothing, footwear, toys, books, watches and jewellery. The landlord is seeking a relaxation of this condition.

**TERMS**

The premises are available by way of a new Effective Full Repairing and Insuring lease subject to 5 yearly reviews. Subject to 5 yearly reviews and to common estate service charge.

For more information please contact our agents.

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