



# TEESAMP

TEES ADVANCED MANUFACTURING PARK

**AVAILABLE FROM**  
**SPRING 2019**

From 3,000 sqft to 50,000 sqft



*Make it in Middlesbrough*

[www.teesamp.co.uk](http://www.teesamp.co.uk)



# TEESAMP

TEES ADVANCED MANUFACTURING PARK

► **180,000 SQFT** IN PHASE ONE



► **WILL CREATE UP TO 1,000 JOBS**

► All CGIs produced by Logic Architecture Ltd.

# *A great opportunity to invest in the future of UK manufacturing*

*The Tees Advanced Manufacturing Park - TeesAMP - is a new 11 hectare site that will address the national shortage of high quality buildings suitable for modern advanced manufacturing companies and processes.*

Representing an investment of £55m - and counting - TeesAMP will make a significant contribution to the economy of Tees Valley attracting excellent firms and the jobs they will bring.

Funding comes from Middlesbrough Council (£12.5m); Tees Valley Combined Authority (£7.65m); SSI Taskforce (£2.3m) as well as substantial private investment.

Set in a prime location in Middlesbrough at the heart of Tees Valley, TeesAMP will provide a 21st century environment designed to encourage the clustering of like-minded businesses from a variety of industrial sectors.

The modern facilities will help businesses maximise potential for products and services and help Tees Valley become synonymous with advanced manufacturing and emerging technologies.

**Phase one** will include 180,000 sqft of space with more units designed to bespoke specifications in phase two - all set in well designed, high specification buildings in a quality landscaped environment with extensive open spaces.

▼ The park will be set in a 21st century environment with plenty of open spaces.



*The investment also includes £25 million in an anaerobic digester which will use food and biological waste to create power.*





# TEESAMP

TEES ADVANCED MANUFACTURING PARK



## *Location, location, location*

*TeesAMP is perfectly located close to road, rail, sea and air connections as well as Middlesbrough town centre.*

### ► 11 HECTARES OF LAND

The development is next to the well-established Riverside Park industrial development on the southern bank of the River Tees.

It is seconds from the A66 with access to the A19 and A1M just a few minutes away. Middlesbrough Railway Station is just a ten minute stroll away.



## DRIVE TIMES & DISTANCE

Teesport to Middlesbrough  
**16min** (6.1 miles) via A66

Port Of Tyne to Middlesbrough  
**47min** (35.8 miles) via A19

Newcastle to Middlesbrough  
**52min** (40.6 miles) via A19

Leeds to Middlesbrough  
**1h 18min** (66.2 miles) via A19 and A1(M)

Manchester to Middlesbrough  
**2h 14min** (113 miles) via M62

Edinburgh to Middlesbrough  
**3h 12min** (158 miles) via A19 and A1



## AIRPORT TIMES & DISTANCE

Newcastle International Airport to Middlesbrough  
**1h** (48.8 miles) via A19

Leeds Bradford Airport to Middlesbrough  
**1h 17min** (61.7 miles) via A19

Aberdeen Airport to Durham Tees Valley Airport  
**3h 30min+**

Amsterdam Airport to Durham Tees Valley Airport  
**1h 10min+**



## TRAIN TIMES

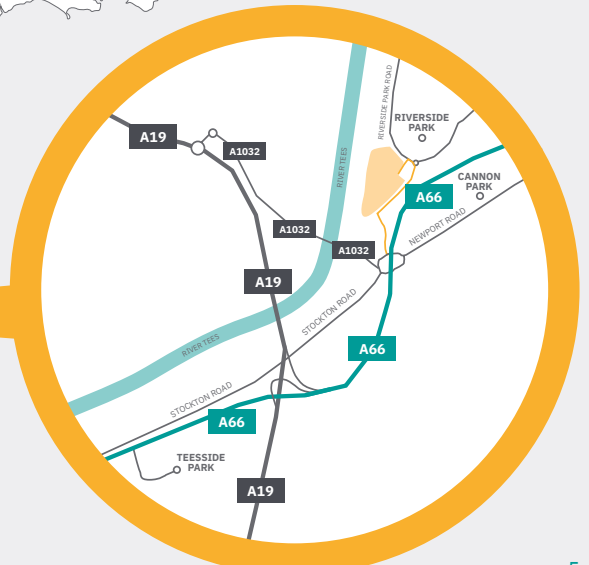
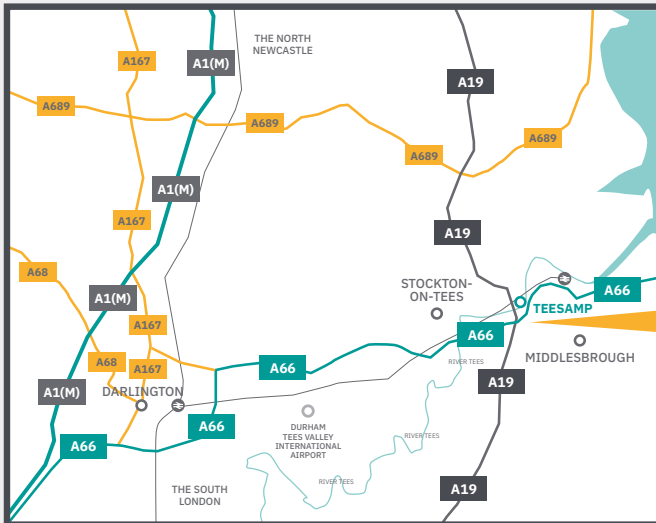
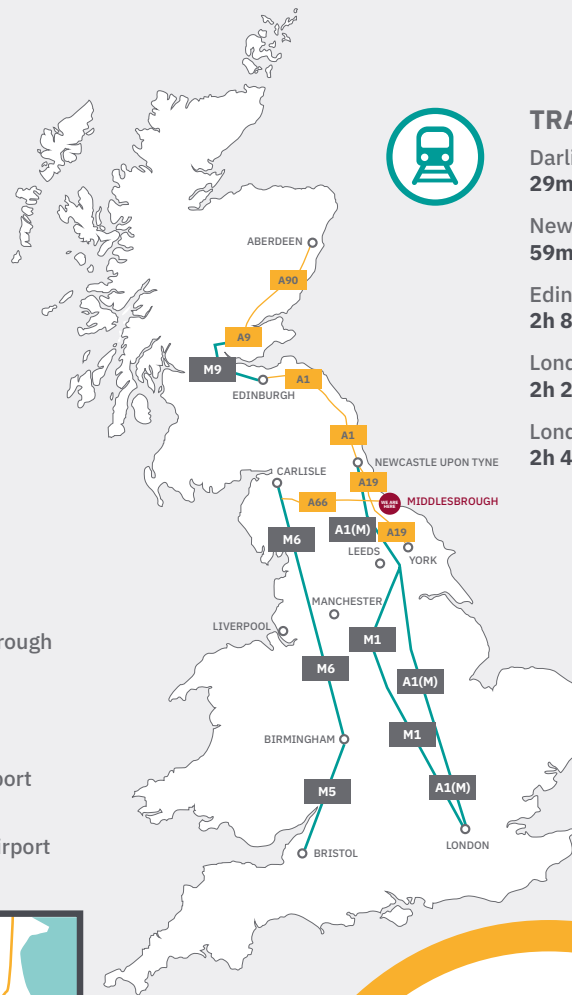
Darlington to Middlesbrough  
**29min** (every 30 min)

Newcastle to Middlesbrough  
**59min**

Edinburgh to Darlington  
**2h 8min**

London to Darlington  
**2h 25min**

London to Middlesbrough  
**2h 45min** (coming 2020)





# TEESAMP

TEES ADVANCED MANUFACTURING PARK

► **£25M ANAEROBIC DIGESTER**

► **WILL ADD £1BN INTO LOCAL ECONOMY IN 10 YEARS**



# Adding to the thriving economy

*Tees Valley already adds more than £60 billion to the UK economy each year.*

TeesAMP will become an important contributor to that growing economy and is expected to add hundreds of millions.

Regeneration schemes worth more than £100 million are already taking place in Middlesbrough on top of investment of £464 million into regional infrastructure, jobs and education over the next three years.

The area is a digital powerhouse with one of the fastest growing digital clusters in the country supporting 7,000 jobs and making a contribution of £211 million to the local economy.

*Ongoing investment will also see 98 per cent of the area serviced by superfast broadband by the end of 2018.*

## What advanced manufacturing contributes to the economy

	Tees Valley Combined Authority	North East	Northern Powerhouse	England
Manufacturing GVA	£1.71 billion	£6.93 billion	£46.28 billion	£138.65 billion
Manufacturing GVA (% of total GVA)	13.5%	14.0%	14.6%	9.7%
Manufacturing GVA per FTE	£71,400	£61,200	£69,900	£71,300
All sector (average) GVA per FTE	£56,100	£55,300	£57,600	£68,000

► HOME TO AT LEAST 17 ADVANCED MANUFACTURING COMPANIES BY 2022



# TEESAMP

TEES ADVANCED MANUFACTURING PARK



## *Talking about regeneration...*

*Tees Valley is a highly ambitious area striving to take its rightful place at the vanguard of Northern Powerhouse regions.*

With a strong industrial heritage to build on, Tees Valley has adapted to become a UK-leading base for digital and creative businesses, new age process industries and advanced manufacturing.

Middlesbrough, at the heart of Tees Valley, already has an extensive regeneration programme that will see more than £100million invested over the next five years.

The town centre is currently undergoing a significant renaissance, from the £30million Snow Dome due to open in 2019, which will attract visitors from all over the UK, to the redevelopment of Centre Square to provide Grade A offices, and a student village for the many young people who come to the town to attend Teesside University.

*Middlesbrough Railway Station is also being upgraded and will offer train journeys to London in two hours 45 mins from 2020.*



# A brilliant workforce with tailored training on the doorstep

*TeesAMP is set in an area with unrivalled access to a skilled workforce, along with excellent research and development and training facilities - vital to help firms based there prosper and grow.*

Great links have already been forged with higher education institutions including Middlesbrough College, which will provide tailored trade packages in partnership with individual companies to create bespoke training and development courses for firms based at the Advanced Manufacturing Park.

Northern Skills Group, part of Middlesbrough College's offer, already provides apprenticeship and training solutions to more than 2,000 businesses and will work with TeesAMP to continue to grow that offer.



▼ L to R: Teesside University's Curve building, Middlesbrough College STEM Centre, Middlesbrough College at night



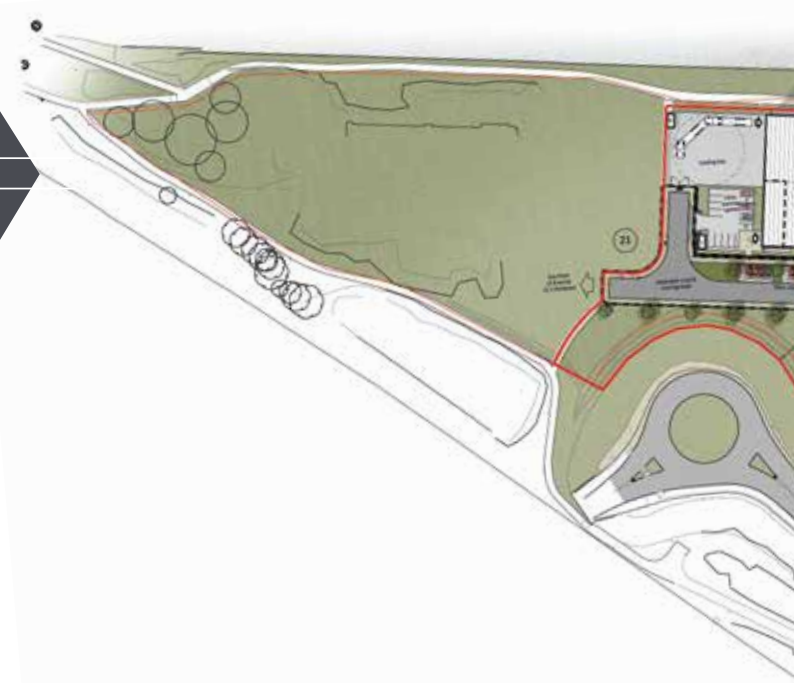
TEES VALLEY MAYOR  
BEN HOUCHEN





# TEESAMP

TEES ADVANCED MANUFACTURING PARK



## *A dynamic base for manufacturing firms*

*TeesAMP will create an environment supported by collaboration and investment aimed at promoting rapid growth for the companies based there.*

**Phase one** of the development will extend in total to 180,000 sqft in 17 buildings ranging in size from 3,000 sqft to 30,000 sqft.

The first buildings will be available from Spring 2019.

► **PHASE 2 EXTENDING UP TO ANOTHER 100,000 SQFT**



Phase two of the development will be for bespoke buildings and processes, extending up to another 100,000 sqft.

#### Benefits also include:

- *A great workforce with key skills*
- *Access to unbeatable transport links*
- *Affordable salaries*
- *Superb housing offer*
- *An established comprehensive supply chain*
- *High speed broadband connectivity*
- *Great quality of life for those locating in Tees Valley*
- *Good standard of living*





# TEESAMP

TEES ADVANCED MANUFACTURING PARK



## Accommodation and specification

*The buildings are designed to 'BREEAM Very Good' standards and will offer high quality, flexible accommodation with a well laid out yard and car parking areas.*

17 buildings to be constructed in phase one, in square feet and square metres. The first will be available in Spring 2019. Buildings in phase two can be designed to bespoke specification.

**Phase 1** of the development will provide the following:

**► 17 BUILDINGS RANGING IN SIZE FROM 3,000 SQFT TO 30,000 SQFT IN PHASE 1**

Building	Area sqm	Area sqft
(Plot2)	2,404	25,875
(Plot3)	2,407	25,910
(Plot4)	1,380	14,855
(Plot5)	1,380	14,855
(Plot6)	1,380	14,530
(Plot7)	1,200	12,915
(Plot8)	1,165	12,540
(Plot9)	2,747	29,570
(Plot10)	590	6,350
(Plot11)	580	6,245
(Plot12)	285	3,065
(Plot13)	285	3,065
(Plot14)	285	3,065
(Plot15)	590	6,350
(Plot16)	4,575	49,245
(Plot19)	1,380	14,855
(Plot20)	1,725	18,570

# High quality architectural design of buildings and estate

*The beautifully designed buildings in phase 1 offer a wide range of benefits for companies who want to do business in a thriving, hi tech, 21st century environment.*

There's everything you need from high speed digital connectivity to plenty of natural light and landscaped areas for a relaxed lunch break.

The units will include the following specification.

- Spacious yard areas with HGV turning circles
- Floor loadings between **25KN/m2 – 50KN/m2**
- Eaves heights from **7m – 9m**
- Substantial provision of power to site
- High speed fibre broadband
- Electrically operated access doors
- From **5%** office content designed to accommodate expansion
- **15%** roof lights
- Substantial individually allocated car parking provision
- Communal/visitor car parking provision for whole estate
- Estate monitored by CCTV
- Fully landscaped communal areas





# TEESAMP

TEES ADVANCED MANUFACTURING PARK

## Terms of Lease

*The buildings are available to rent on new full repairing and insuring institutional leases incorporating five yearly upward only rent reviews.*

The individual leases will incorporate a service charge provision for the maintenance and upkeep of the unadopted areas of the estate.

**Rateable Values:** The rateable values will be assessed on completion.

*Rents are available on application to the agents.*

Rents are to be paid quarterly in advance and will be plus VAT.

Each party is to be responsible for their own legal costs for the preparation of the lease agreement.



**Dodds Brown**  
Chartered Surveyors and Property Consultants

**STEPHEN BROWN**

Telephone: +44 (0) 1642 244 130  
Mobile: 07973 732 260  
Email: s.brown@doddsbrown.co.uk  
[www.doddsbrown.co.uk](http://www.doddsbrown.co.uk)



**CUSHMAN & WAKEFIELD**

**RICHARD SCOTT**

Telephone: +44 (0) 191 223 5711  
Mobile: 07787 697 757  
Email: richard.scott@cushwake.com

**EMMA STAINSBY**

Telephone: +44 (0) 191 223 5716  
Email: emma.stainsby@cushwake.com  
[www.cushmanwakefield.co.uk](http://www.cushmanwakefield.co.uk)



# Support packages and grant aid

*The Tees Valley Business Investment Team will support companies applying for grants from the Tees Valley Business Support Scheme.*

Help is available for companies looking to find suitable premises and locations, links with planning authorities, supply chains and skills, education and training deliverers.

The scheme provides grant support for capital investment projects that will create new, sustainable jobs in Tees Valley via business expansion and diversification or for new or relocating businesses.

This scheme is aimed towards manufacturing businesses and service sector businesses offering more than a local service.

Grants of £10,000 upwards are available to businesses of all sizes, with higher levels of support available to SMEs.

---

\*Eligibility criteria apply. For more information, contact Tees Valley Business Investment Team on **01642 524 400**.





# TEESAMP

TEES ADVANCED MANUFACTURING PARK

*The first buildings will be ready for  
occupation in **Spring 2019***

*For further details contact:*

## JOINT AGENTS

### STEPHEN BROWN

Telephone: +44 (0) 1642 244 130  
Mobile: 07973 732 260  
Email: [s.brown@doddsbrown.co.uk](mailto:s.brown@doddsbrown.co.uk)  
[www.doddsbrown.co.uk](http://www.doddsbrown.co.uk)

### RICHARD SCOTT

Telephone: +44 (0) 191 223 5711  
Mobile: 07787 697 757  
Email: [richard.scott@cushwake.com](mailto:richard.scott@cushwake.com)  
[www.cushmanwakefield.co.uk](http://www.cushmanwakefield.co.uk)

Ferrous Road, Middlesbrough

[www.teesamp.co.uk](http://www.teesamp.co.uk)