



BUILDINGS FOR BUSINESS

Plot 5 Distribution/Warehouse Up to 400,000sqft Design & Build Opportunity

Fleck Way, Teesside Industrial Estate

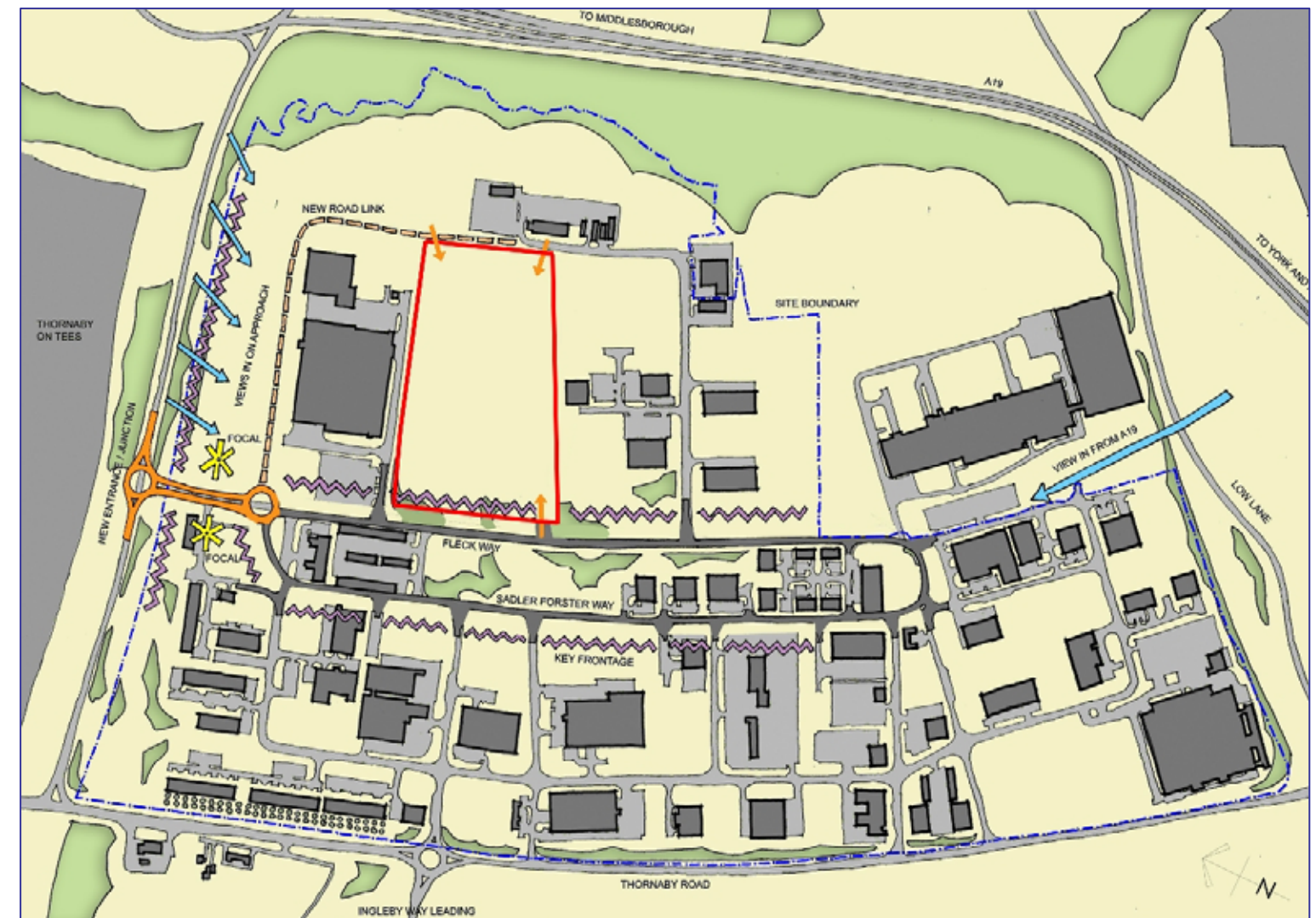


For Sale / To Let

Location

Teesside Industrial Estate is situated in a highly accessible location within the Teesside conurbation. Adjacent to the A19 and 2 miles from the A66, the estate provides one of the best distribution locations in the north east.

The site has potential for intermodal distribution with its close proximity to Teesport, the UK's second largest freight handling port, and Durham Tees Valley airport located only a short drive away. There is also easy access to the national rail networks via the East Coast Mainline.

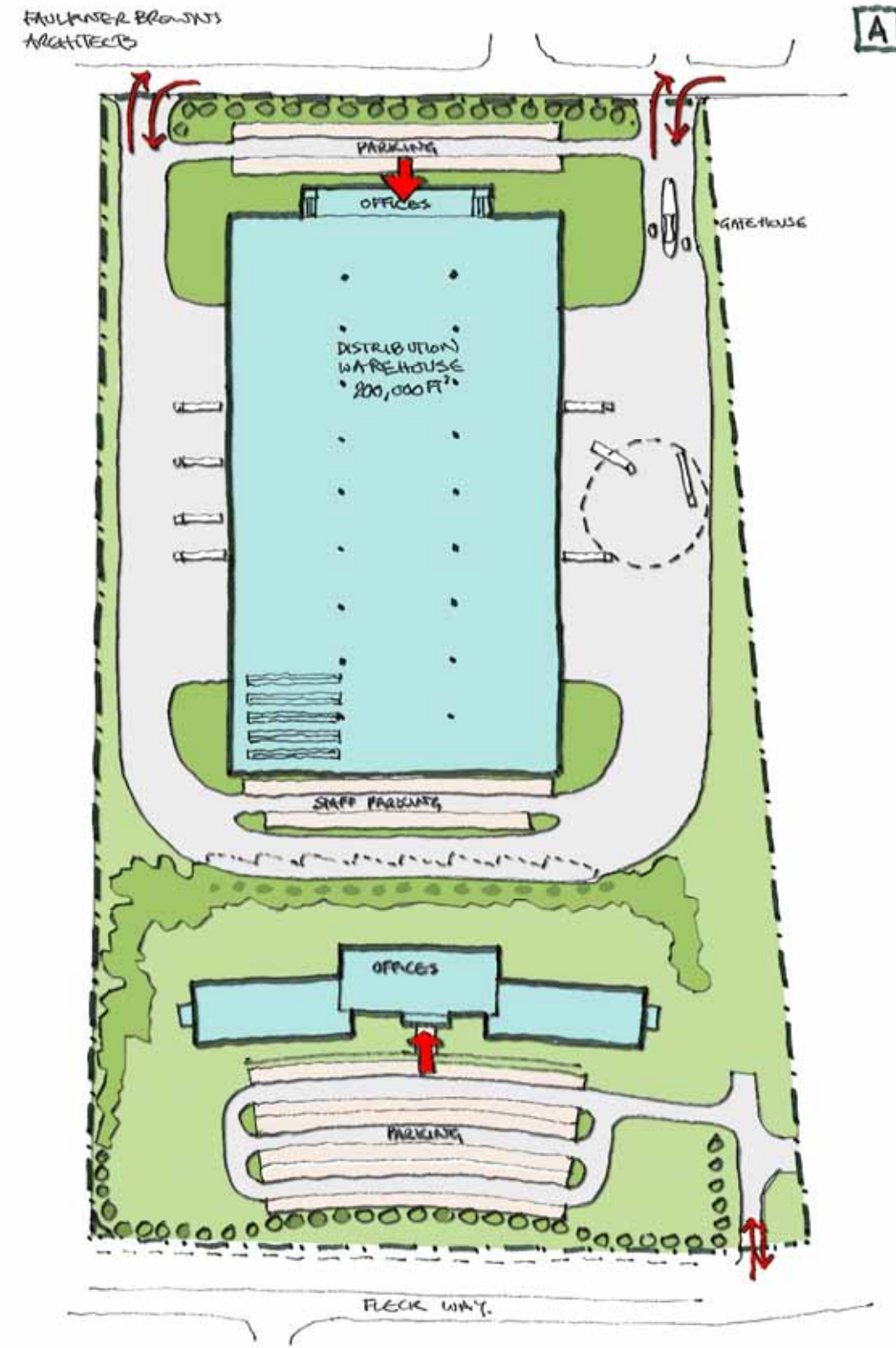
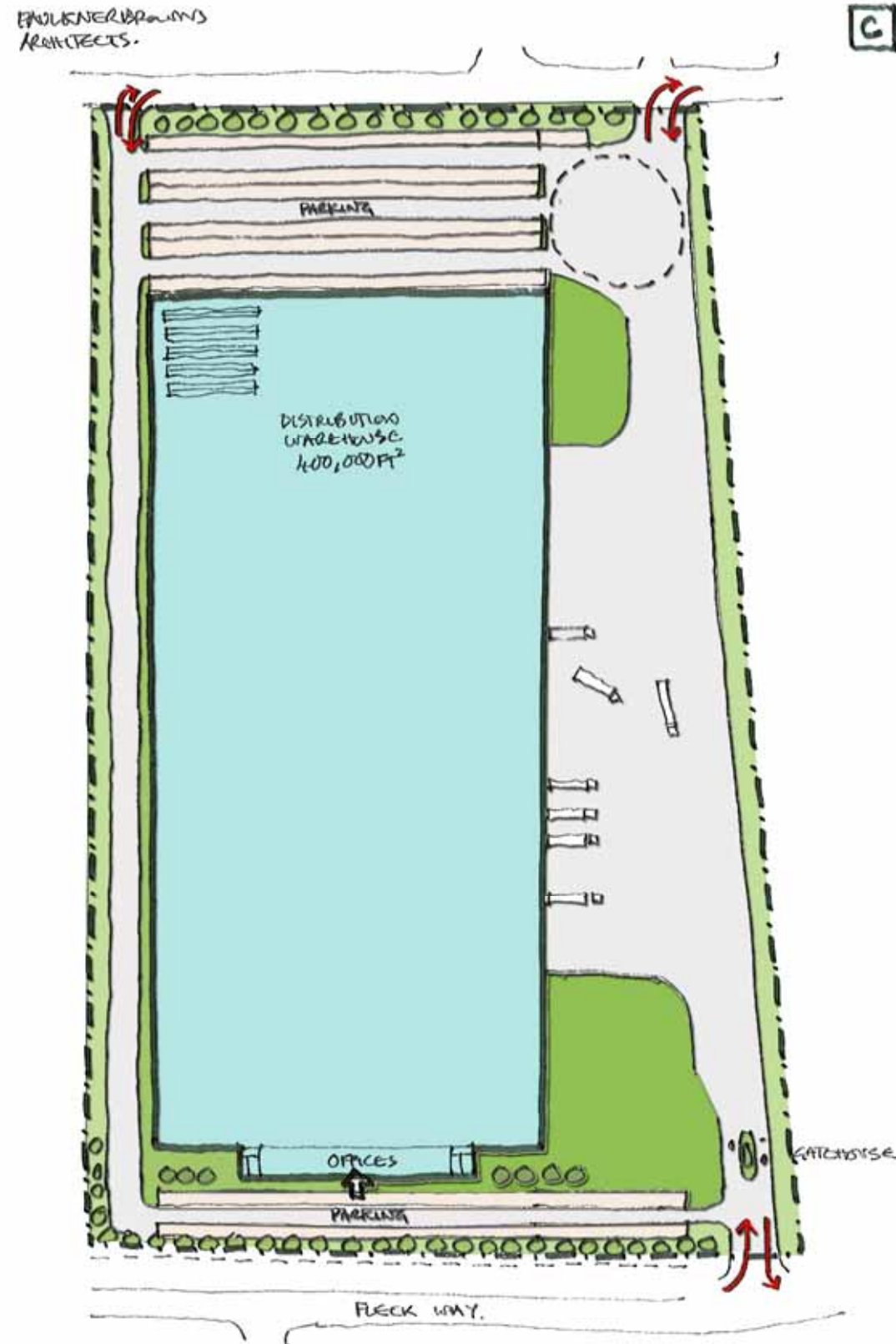


Opportunities

The two indicative plans show a range of distribution warehouse sizes from 200,000 - 400,000 sq ft (use class B8) with associated B1 office space (3-5% of warehouse area).

Scale

The distribution warehouse is intended to provide 15m eaves height but this will be determined by the operator and can be tailored to meet specific storage and racking requirements.



Layout

The site is accessed from a new junction on Fleck Way with two additional access points on the eastern boundary from Earlsway. The layout of the site is such that vehicular access can be provided on all sides. Lorries are able to turn and reverse to potential loading bays along the sides of the building.

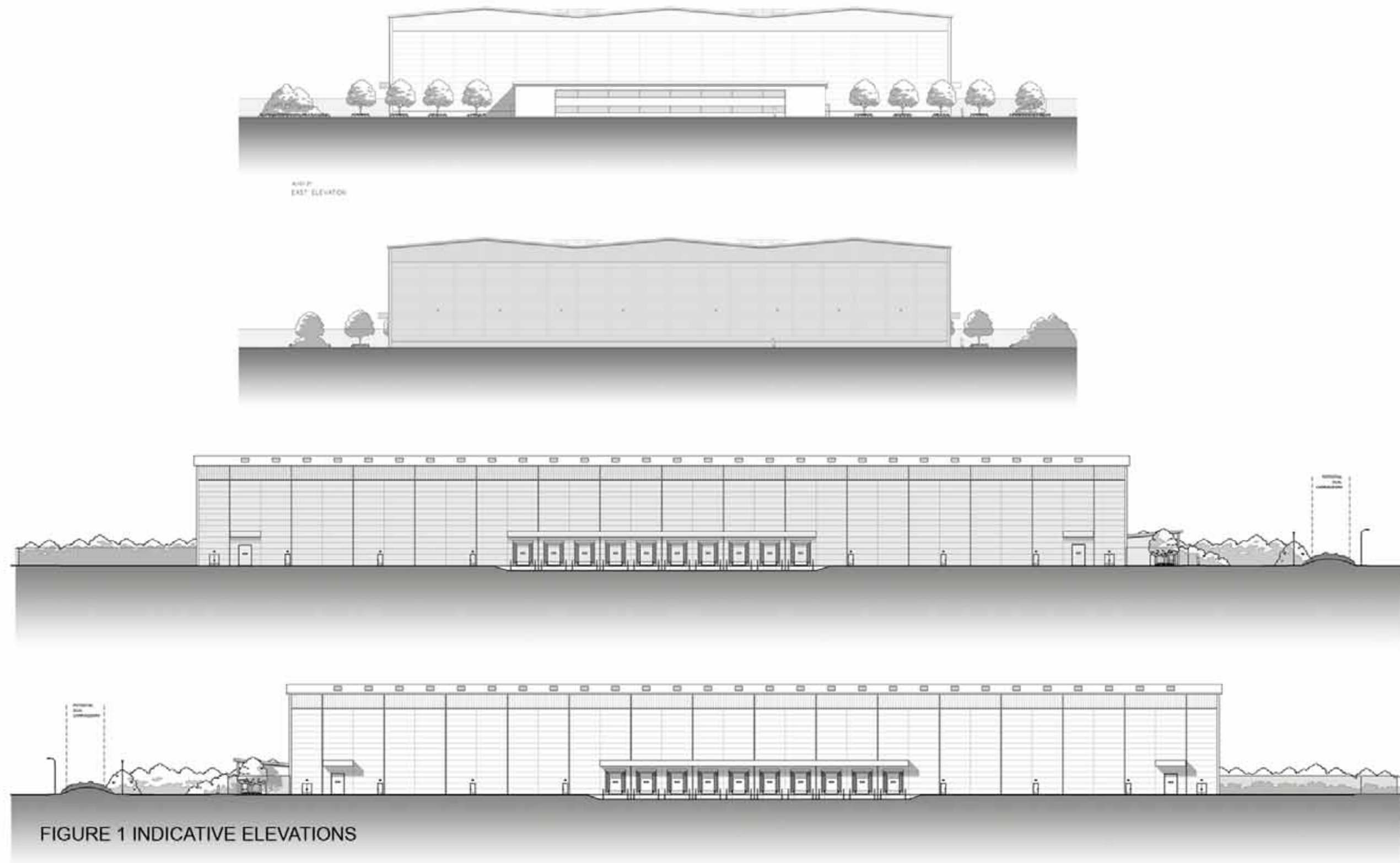
Parking

The areas which could be allocated for parking are shown on the plans and will be provided in accordance with parking standards.

Specification

- 15m Eaves
- 65 kN/Sqm flooring or bespoke to customer requirement
- Dock levelers – to clients requirements
- Level Entry doors – to customers requirements
- Power supply to clients requirements
- Potential to add Docks
- Large Service Yard (39m)
- Cat A spec offices (final specification to be confirmed)
- Designed to a High BREEAM rating

Proposed Elevations



Viewing

Viewing by appointment only through Tim Witty of Buildings for Business on 0191 440 8880 or Letting Agents Jonathan Simpson or Tim Carter of Sanderson Weatherall.

Sanderson
Weatherall

01642 426 900

sandersonweatherall.com



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