



## **Former Invista Site, Wilton International, Cleveland, TS10 4RE**

**Plots from circa 0.40 – 55 ha (1 – 135 acres)**

### **Property Highlights**

- Cleared brownfield site located on the Wilton International Complex
- Level serviced site
- Approximately 4 miles from Teesport
- Site benefits from Enterprise Zone Status providing enhanced capital allowances and streamlined planning

For more information, please contact:

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On behalf of:



**Subject to Contract**

[cushmanwakefield.com](http://cushmanwakefield.com)

### Location

The site is located on the Wilton International Complex to the east of Middlesbrough and accessed via either the A174 Parkway or the A66 from the A19, approximately 8 miles to the west. Teesport, one of the UK's largest deep-water port facilities, is approximately 4 miles to the north of the site.

The Wilton International Complex is a multi occupancy business and research centre, home to the Northeast of England Process Industry Cluster with occupiers such as Lotte Chemicals, Huntsman, Ensus and Semcorp operating from the site. [www.wiltoninternational.co.uk](http://www.wiltoninternational.co.uk)

### Description

The land comprises a cleared, serviced brownfield development site of level topography. Extensive infrastructure is already available on the Wilton complex including electricity, steam and water and this may offer cost savings to occupiers.

### Area

The site in total extends to approximately 55 hectares (135 acres) but is capable of disposal in smaller lots.

### Enterprise Zone Status

Wilton International has been designated as one of five Tees Valley Enterprise Zones. Qualifying occupiers within the target sectors of Chemicals and Renewable Energy may qualify for 100% capital allowances on capital investment.

### Planning

We understand that the site is allocated as Employment Land, with the previous long standing use being B2 in nature.

As an Enterprise Zone, planning is through a Planning Performance Agreement (PPA) which can result in a streamlined planning process

Interested parties should discuss any planning proposals with the planning department at Redcar and Cleveland Borough Council Tel No. 01642 774 774

### Site Conditions

Interested parties should satisfy themselves as to site conditions. The HCA hold certain site condition reports, which can be made available to interested parties.

### Services

It is the responsibility of the purchaser to determine the exact position of the services and arrange any modifications or connections at the site in consultation with the relevant service provider.

Contact details for Sembcorp Utilities UK, who supply the electrical power and steam heat to Wilton can be provided upon request to interested parties.

[cushmanwakefield.com](http://cushmanwakefield.com)

### Tenure

Our client is seeking to dispose of the site as a whole or in plots via the granting of a long peppercorn ground lease.

### Price

On application.

### Purchasers Costs

The purchaser shall be responsible for any legal and professional fees they incur as part of any transaction.

### Business Support

For further information on potential assistance and Enterprise Zone benefits, contact the following:

#### **Tees Valley Unlimited - Business Investment Team**

Tel: 01642 524 400

Email: [info@teesvalleyunlimited.gov.uk](mailto:info@teesvalleyunlimited.gov.uk)

#### **Redcar & Cleveland Borough Council - Business Growth Team**

Tel: 01642 774 774

Email: [business.growth@redcar-cleveland.gov.uk](mailto:business.growth@redcar-cleveland.gov.uk)

### Viewing/Further Information

Contact Cushman & Wakefield:

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