



WYNYARD
PARK

Roseberry Place

Retail Development

Hanzard Drive, Wynyard,
Stockton-on-Tees, TS22 5FB



Wynyard Park

Ideally situated in the heart of one of the North East's most exclusive estates, **Roseberry Place** is a high-quality retail centre designed to the highest architectural standards. The development will provide sought after amenity and retail space available to let.

Wynyard Park, located in the boroughs of both Hartlepool and Stockton-on-Tees, is a picturesque settlement located to the North of the Tees Valley. With the area currently comprising over 2,500 homes, Wynyard Park has recently been awarded Garden Village status due to the high quality and landscape led design.

To support the delivery of the sustainable development which will see up to 5,000 homes with a wealth of community facilities and services, planning consent has been secured for Roseberry Place which will see the development of 1,617 sq m (17,404 sq ft) of retail accommodation comprising 9 units in the heart of the estate. The scheme is currently under construction and will complete 2025.

This is a rare opportunity for occupiers to secure a prime position within the prestigious neighbourhood which is well supported by local residents and the business community.

Roseberry Place is perfectly placed for retailers, leisure operators, salons, professional services, healthcare providers and more, subject to obtaining the relevant consents.



Access

Located in the centre of the Wynyard Park estate, Roseberry Place site sits in close proximity to a main roundabout on the A689, the main arterial link road between the A1(M) and a short distance from the key A19 junction.



A19 - 1 MILE



A1 (M) - 8.2 MILES



TEESSIDE AIRPORT - 11 MILES



NEWCASTLE AIRPORT - 41 MILES



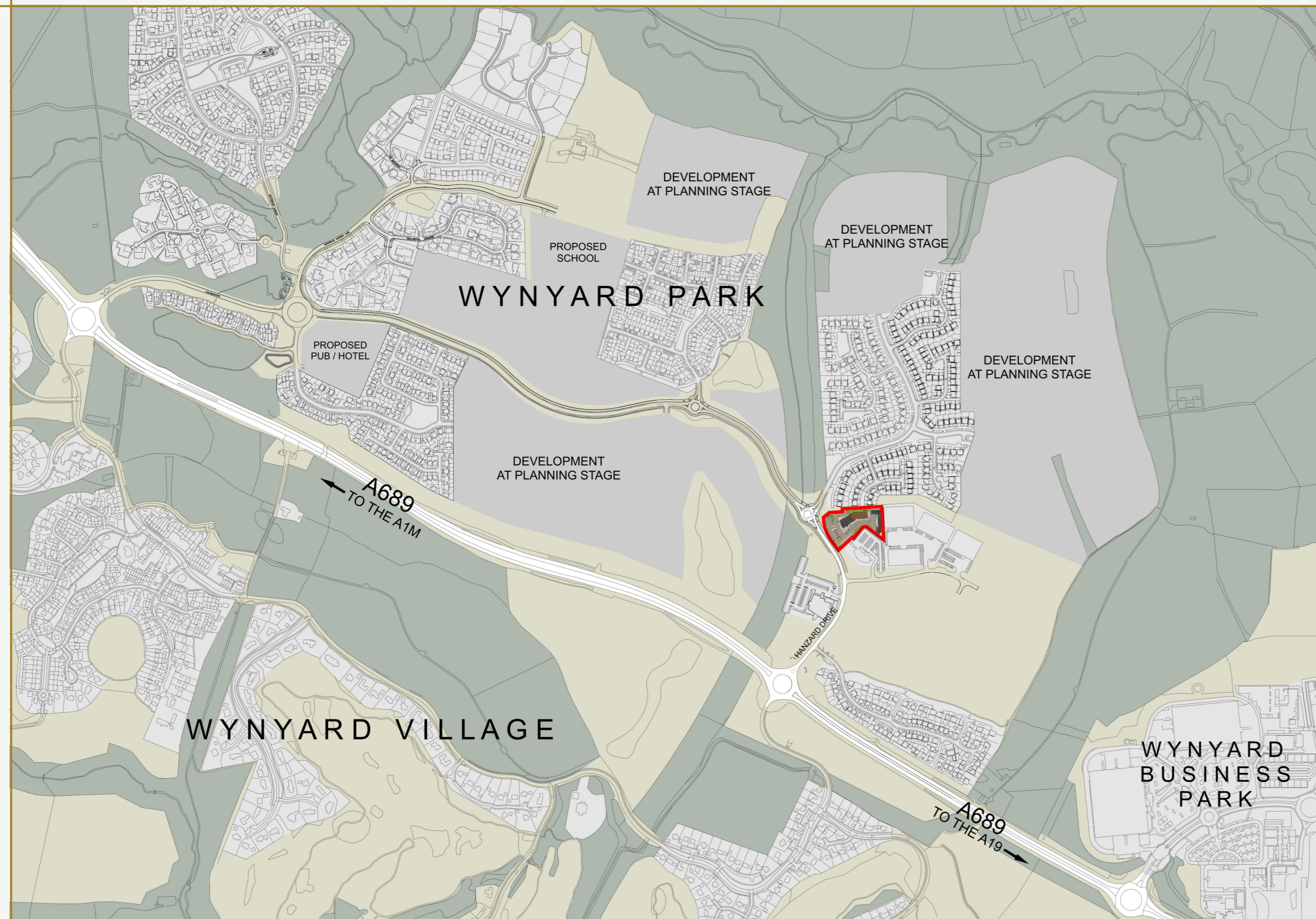
DURHAM - 22 MILES



DARLINGTON - 19 MILES



MIDDLESBROUGH - 8 MILES



Location

Roseberry Place is conveniently positioned just off the A19 and A689 on Hanzard Drive, within the centre of Wynyard Park. The site is surrounded by a mixed-use development of predominantly housing, along with a number of commercial occupiers including Venators European Headquarters, PSI Global and Barrier architectural services.

Wynyard Park current has over 1,000 homes constructed by hand-picked premium house builders alongside a number of luxury self-build properties. 800 homes are also currently under construction, with land allocated for a further 2,000 homes.

The neighbouring development, Wynyard Business Park, is home to over 65 occupiers and approximately 5,000 employees. The outstanding Wynyard Hall and highly acclaimed Wynyard Golf Club are approximately 1.5 miles south-west in Wynyard Village which comprises a further 1,500 homes.

Roseberry Place is situated in Stockton-on-Tees in the Tees Valley. It is 8 miles north of Middlesborough, 15.1 miles south of Durham City Centre, 33.1 miles south of Newcastle City Centre and 53.5 miles north of York.

Description

Wynyard Park is a luxury, private estate that is synonymous with inspirational architecture and aspirational lifestyle. Roseberry Place will further enhance this offering and continue the ethos of a high quality, attractive place to live and work.

The development will consist of 9 units, set over 2 storeys. The properties will be constructed using high quality materials providing a traditional feel, utilising features such as pilasters, fascias and cornices.

The units will be provided to shell and core specification, complete with drainage, electrical, water and telecommunication points.

Construction will commence in Summer 2024.



Availability

Please refer to the Schedule of Accommodation. Sizes quoted are Net Internal Area (NIA). Plans are available upon request.

*** Let to major supermarket chain.**

Property	Area (sq m)	Area (sq ft)
Unit 1	418	4,500
Unit 2	420	4,521
Unit 3	279	3,003
Unit 4A	81	871
Unit 4B	92	990
Unit 5	84	904
Unit 6	82	883
Unit 7	77	828
Unit 8	84	904

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Terms & Info

Tenure

The units are available on a leasehold basis on terms to be agreed.

Rent

Rent will be quoted upon application.

Viewings

To be arranged through the agent.

EPC

Energy Performance Certificates will be provided upon completion of construction.

Business Rates

The rateable value will be determined by the Valuation Office Agency upon completion of construction.

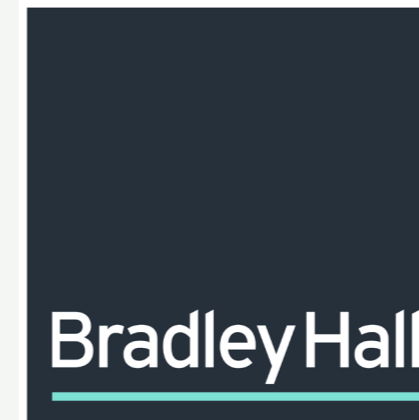
VAT

All quoting figures are exclusive of VAT.

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