

The Vibrant Heart Of  
The Business Park

 WYNYARD  
PARK HOUSE

OFFICES TO LET  
SERVICED OFFICE  
AVAILABILITY





## WYNYARD PARK HOUSE

### The Perfect Location

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Wynyard Park is an exceptional development in a strategic business location. The 700 acre development is situated in the heart of the Tees Valley adjacent to the A19 (T) and 10 minutes east of the A1(M).

Set in beautiful landscaped surroundings with sculptures and water features which all help to create an idyllic working environment.

### Outstanding amenities

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- Café and Bistro
- Kids 1st Nursery
- Manned reception
- 24 hr security
- Conference/meeting room facilities
- Free on site car parking
- Free WiFi access
- On-site Health & Fitness facilities
- Wynyard Hall Country House Hotel and Spa

### Exceptional specification

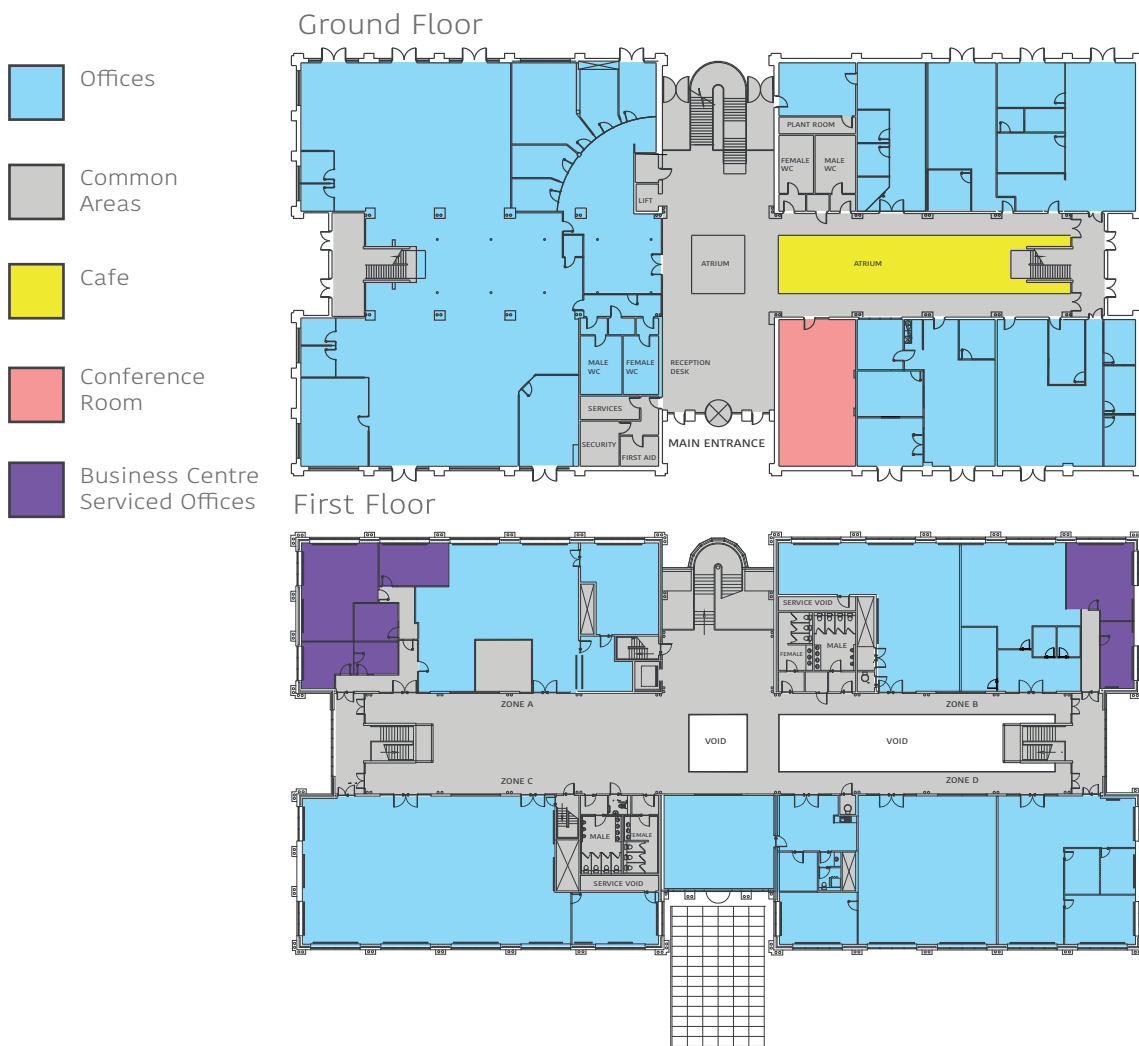
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- Fully raised access floors
- Suspended ceilings incorporating integrated Lighting
- Air conditioning
- Option for fully furnished
- Flexible agreements available
- Offices to suit all business needs
- Showers
- Communal kitchen facilities
- EPC - Available on request





## Floor Plans



Wynyard Park is already home to a number of quality occupiers:

# Location

Wynyard Park House  
Wynyard Avenue,  
Wynyard,  
Billingham  
TS22 5TB



# Viewing

If you would like further details or to view Wynyard Park House, please contact Knight Frank or Connect Property North East Ltd:



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## Disclaimer:

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