

CGI of proposed facility



**TO LET**

# Distribution Facility

Plot 5 Perry Avenue, Teesside Industrial Estate, Thornaby TS17 9LN  
Approximately 18,776 sq m (202,103 sq ft)

CONNECT NORTH EAST  
PROPERTY  
01642 602001

## LOCATION

Teesside Industrial Estate is located to the south of Thornaby on Tees within the Teesside conurbation. The estate is situated less than ¼ mile from the A19 and 3 miles from the A66, both main arterial routes in the region.

A new roundabout has been created on the A174 providing a gateway entrance to the estate. The well established estate boasts a range of companies undertaking manufacturing and distribution including DHL, Mammoet Cranes, Cotswold Manufacturing, Howdens Joinery and Screwfix.

## DESCRIPTION

UK Land Estates has submitted a detailed planning application for a single detached logistics facility with secure yard. Built to a similar specification to its completed North East developments the unit will deliver the following:

- Steel portal frame construction providing open plan warehousing
- Insulated steel sheet cladding and roofs
- 179 car parking space inc. EV and accessible
- Clear internal heights of 12.5 m (16.9 m to ridge)
- 50 m yard depth (plus 50 m expansion land)
- 7 ground level loading doors
- 20 dock level loading doors
- Separate HGV access and waiting area
- High quality office accommodation
- Dedicated substation with up to XXX KVA
- Environmental performance measures enquiries with the relevant authorities.

## PLANNING

An outline planning application has been submitted with the decision pending. There remains the opportunity to tailor the unit to meet the bespoke requirements of an occupier.

Please contact us for further information.



## ACCOMMODATION

The proposed unit will provide the following Gross Internal Floor areas (in accordance with the RICS Code of Measuring Practice) subject to measurement on completion of construction.

Description	sq m	sq ft
Warehouse	17,738.2	191,417
Ground Floor Office	496.4	5,343
First Floor Mezzanine	496.4	5,343
<b>Total (GIA)</b>	<b>18,776.0</b>	<b>202,103</b>

## FURTHER INFORMATION

Strictly through the agents;



Tim Carter  
ddl: 07904 622278  
Email: [tim@cpne.co.uk](mailto:tim@cpne.co.uk)

## TENURE

The property is available to let. There is a right of way over the main entrance.

## TERMS

The property is available "To Let". Further information is available upon application.

## ENERGY PERFORMANCE

The unit has been designed to incorporate the latest energy efficiency measures including air source heat pumps and electricity generation through roof mounted photovoltaic panels. Energy Performance certification will be undertaken on completion of construction.

## BUSINESS RATES

Further information is available upon application.



Intersect 19 recently completed in North Tyneside by UK Land





The architectural elevations show the building from four perspectives:
 

- NORTH ELEVATION:** Shows a long, low profile with a series of vertical elements along the roofline.
- EAST ELEVATION:** Shows a gabled roof structure with a central section featuring windows.
- SOUTH ELEVATION:** Shows a long profile with a series of vertical elements and a central entrance area.
- WEST ELEVATION:** Shows a gabled roof structure similar to the east elevation but from the opposite side.

**Information Shown Indicative**

Project Name	PLANNING	Project No.	3964-FBA-ZZ-XX-DR-A-010050
Site No.	SEITESSIDE PLOT 5A	Scale	1:200
Drawing No.	INDICATIVE GA ELEVATIONS	Author	FAULKNERBROWNS ARCHITECTS
Date	NOV 2022	Drawn By	ES
Scale	As Indicated	Checked By	SMC

**Notes:**

1. INDICATIVE GA ELEVATIONS ONLY. NOT TO BE USED FOR CONSTRUCTION.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
3. ALL LEVELS ARE TO FINISH UNLESS OTHERWISE SPECIFIED.
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