

COMING SUMMER 2025

# WYNYARD TRADE PARK

Stockton-on-Tees, Billingham, TS22 5TB



Northumberland  
Estates



## TO LET

Units available from 3,240 sq ft to 13,650 sq ft.  
Pre-lets secured to JT Dove, Howdens & Screwfix.

# SCHEME PLAN

Wynyard Trade Park is a new trade counter development offering high quality units anchored by Howdens, Screwfix and JT Dove.

## Accommodation:

Phase I comprises a terrace of 7 units totalling 44,794 sq ft.

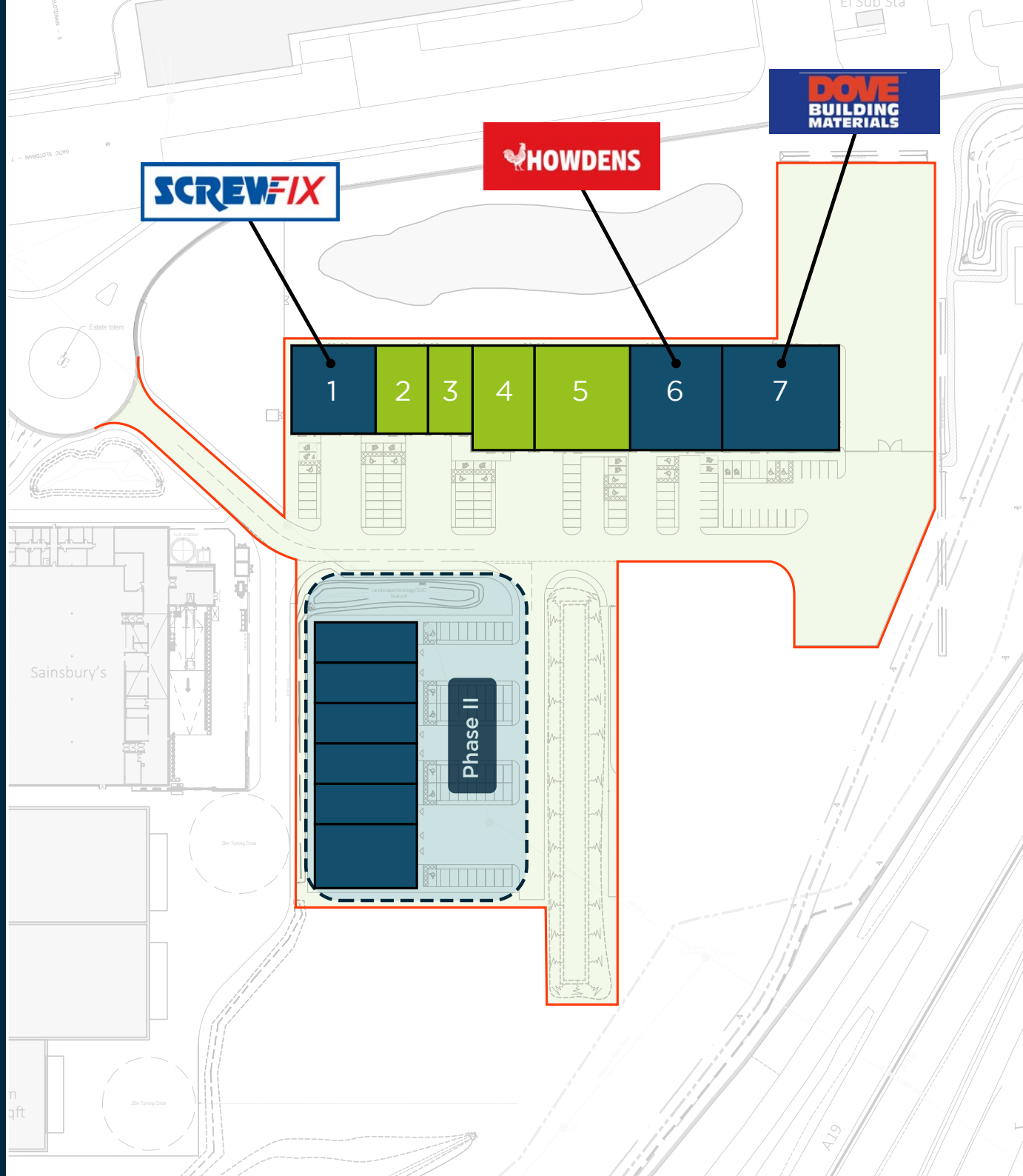
Unit	Sq Ft	Sq M	Status
1	6,146	571	Screwfix
2	3,758	349	To Let
3	3,240	301	To Let
4	5,290	429	To Let
5	8,360	777	To Let
6	8,000	743	Howdens
7	10,000	929	JT Dove
	44,794	4,099	

Phase II will provide a further 36,000 sq ft

## General Specification:

- Minimum clear height to underside of haunch of 6.50m
- Floor Loading of 30.0 kN/m<sup>2</sup>
- Trade Counter Entrance
- 3 phase power supply
- Electrically operated loading doors
- BREEAM Rating – Very Good
- EPC Rating – B

The Trade Park will be complemented by a new retail park anchored by Sainsburys on the adjacent site with lettings to Starbucks and Burger King also secured.





WYNYARD VILLAGE

WYNYARD BUSINESS PARK

WYNYARD RETAIL PARK

WYNYARD TRADE PARK

amazon

GTXO



SCREWFIX

HOWDENS

PFS DEVELOPMENT PLOT

Kids-1st

A689

BURGER KING

Sainsbury's

DOVE BUILDING MATERIALS

A19

WOLVISTON SERVICES

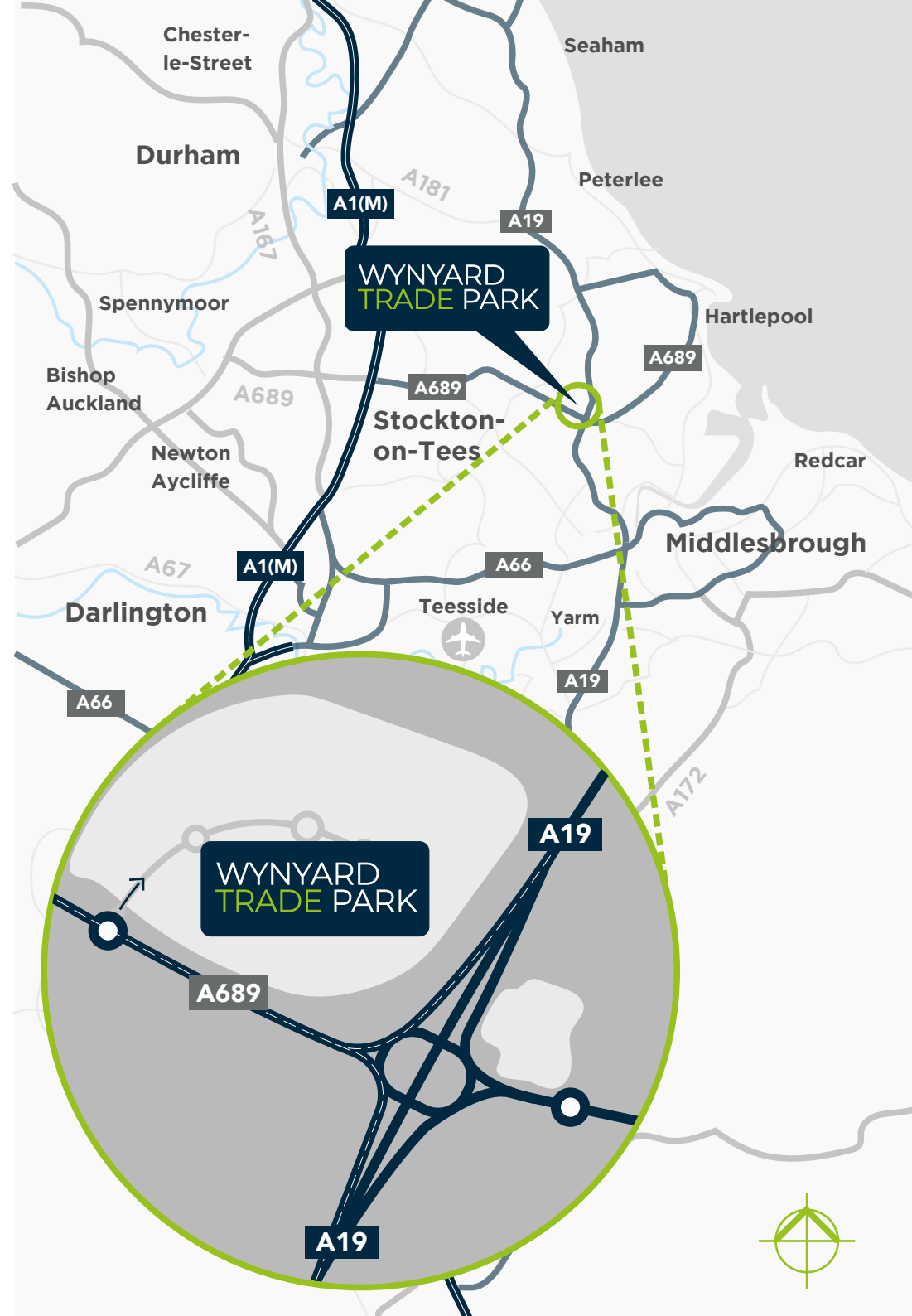
# LOCATION

**Stockton-on-Tees, Billingham, TS22 5TB**

The proposed development is located within Wynyard Business Park, which is a high quality landscaped mixed-use commercial development. The wider area offers some of the north-east's most affluent properties and is home to the most expensive street in the Tees Valley. In addition, Wynyard boasts a championship golf course, historic manor hall and gardens with spa, educational facilities, and picturesque woodland walks.

The Trade Park is situated on a prominent roundabout location within the Business Park. The site is immediately accessed from the major arterial route of the A19(T), a north-south route that is part of the strategic road network connecting the Tees Valley to the rest of the Northeast and Yorkshire; and the A689, a part of the Major Road Network (MRN), providing an east-west link connecting to the A1(M) within a 10-minute drive time.

ROAD		AIR	
Billingham	3 miles	Darlington	20 miles
Stockton	6 miles	Sunderland	24 miles
Middlesbrough	8 miles	Newcastle Upon Tyne	33 miles
Durham	16 miles		
RAIL		AIR	
Middlesbrough	8 miles	Teesside International Airport	11 miles
Darlington	19 miles	Newcastle International Airport	41 miles
Newcastle Upon Tyne	33 miles	Leeds Bradford airport	64 miles
BUS			
Service	(X40/X41/36A)		





Manorside, Wynyard Village

Population of  
**500,022**  
in a 20-minute drive



**53,000**  
cars daily on A19 and  
22,000 on the A689



The A19

Immediate location  
Approximately  
**5,250**  
existing homes



Approximately  
**1,800**  
approval/under  
consideration



Evolution, Wynyard Business Park



Sainsbury's, Wynyard Retail Park



Wynyard Village

**3,755,000 sqft**  
of commercial space



Total  
**10,000-15,000**  
homes are proposed by 2035



Wynyard Park House, Wynyard Business Park



# WYNYARD TRADE PARK

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## ENQUIRIES:

**HTA**  
REAL ESTATE

**0191 245 1234**

[www.htare.co.uk](http://www.htare.co.uk)

Nick Atkinson

M: +44 (0) 7950 319 060

E: [nick@htare.co.uk](mailto:nick@htare.co.uk)

**CONNECT** NORTH  
PROPERTY EAST

**01642 602001**

[www.cpne.co.uk](http://www.cpne.co.uk)

Tim Carter

M: +44 (0) 7904 622 278

E: [tim@cpne.co.uk](mailto:tim@cpne.co.uk)