



Teesside International
Airport Business Park










Let your
business
take off



Part of the
Teesside Freeport

The Opportunity

Teesside International Airport's new business park offers companies the opportunity to be located at a world-class business destination:

-  Planning consent for 2.8million sq ft (260,130 sq m) of development
-  300,000 sq ft of existing premises occupied by over 40 existing businesses
-  New investment includes a new 1.5km long access road from the A67 (completion Q4 2023)
-  Access to major national and international trading destinations by road, rail, air and sea
-  Total airport area 818 acres (331 ha)
-  Range of on-site facilities within modernised terminal, including café, bar and retail units
-  Airside access if required
-  Part of the Teesside Freeport
-  Daily flights to Amsterdam via KLM, providing access to international markets

A proven location for global businesses:



Teesside Freeport



Teesside International Airport Business Park is part of the Teesside Freeport, the UK's biggest and first operational Freeport.

-  Duty suspension on entry
-  Duty flexibility to select most beneficial treatment on imports
-  Duty exemptions for re-exports
-  Free movement of goods between Freeports



Location & Region

Tees Valley is governed by one of only a few Metro Mayors in the UK. It is also home to the Government's new Darlington Economic Campus, Teesworks, the UK's largest industrial zone and the UK's biggest Freeport.

-  **2.5million**
people within a 1hr drive time
-  **Connected**
via road, rail, air and sea with
airside access if required

-  **£16billion**
fast-growing economy
-  **Industry**
one of the UK's most integrated
industrial economies

-  **Innovation**
in our DNA
-  **Skills**
centre of a cluster of universities

-  **Freeport**
UK's biggest and
first operational
-  **HMT**
home to the Treasury












New Development

New-build accommodation is centred on two development zones:

Business Park South

-  270 acres (109.27 ha) development land
-  2.8m sq ft (260,130 sq m) of employment development
-  First phase of speculative development (see overleaf)
-  Suitable for manufacturing, general industrial, logistics and research & development uses

Business Park North

-  Seven development areas totalling 105 acres (42.49 ha)
-  30.2 acres (12.21 ha) reserved – planning consent secured for aviation-related development
-  Suitable for maintenance and repair, air cargo and aircrew training as well as general industrial and logistics uses

Property Offer

The real estate offer at Teesside International Airport is planned around a variety of property types including:

-  Industrial and logistics
-  Laboratory and R&D
-  Offices
-  Aviation
-  Airside access if required

Industrial sectors suitable for development at Teesside International Airport include:

- » Advanced manufacturing and engineering
- » Low carbon energy and renewables industries
- » Logistics (including airside/landside air cargo)
- » Innovation and life sciences
- » Aerospace and defence
- » Electronics and avionics



Speculative Development Phase

2023 will see the start of building works on the first phase of speculative development at the airport, ultimately leading to 135,527 sq ft (12,591 sq m) of industrial and logistics floorspace within Phase 1.

The specification for the first unit to be speculatively delivered is as follows:

- » Gross internal floor area of 25,527 sq ft (2,372 sqm) divisible into two units, each of 12,764 sq ft (1,186 sq m)
- » Steel portal frame, profile clad industrial unit with an internal eaves height of 8m
- » Constructed to a Grade A Shell and Core Industrial specification
- » Bespoke fit-out to meet tenants' specific requirements
- » Constructed to BREEAM Excellent
- » Generous parking for 42 vehicles
- » External loading/circulation space
- » Handover to tenant expected Q1, 2024



Phase 1a

The next proposed phase of development will provide units as follows:

Area Schedule (GIA Phase 1A)

Name	Area (sq m)	Area (sq ft)
Unit A1	1,394	15,000
Unit A2	1,394	15,000
A	2,787	30,000
Unit B1	465	5,000
Unit B2	465	5,000
Unit B3	465	5,000
Unit B4	465	5,000
B	1,858	20,000
Unit C1	2,787	30,000
Unit C2	2,787	30,000
C	5,574	60,000
Unit D1	1,186	12,764
Unit D2	1,186	12,764
D	2,372	25,527
Total	12,591	135,527

Sustainability

Teesside International Airport's decarbonisation action plan includes:

- » Operationally Net Zero by 2030
- » Installation of renewable energy systems (including solar)
- » Permanent hydrogen refuelling stations
- » Existing and future partnering with Sustainable Aviation Fuel (SAF) projects

Discussions are under way to link the Airport business parks and their occupiers with alternative sustainable sources to provide futureproofed green energy supplies.



Delivery Options/Tenure

There are a range of delivery options to meet occupiers' requirements:

- » Speculatively built units
- » Units designed to occupiers' individual requirements
- » Land for companies to build their own premises
- » Existing units within the airport estate (when available)

Premises are available leasehold. Land is available on a long ground lease. Further terms on application to the letting agents.

FREIGHT RENEWABLES
LOW CARBON AVIATION
LIFE SCIENCES CHEMICALS
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LOGISTICS DESIGN R&D
LABORATORY
DEFENCE MANUFACTURING

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