

# Subject to Planning Consent

Plot 3, Perry Avenue, Teesside Industrial Estate, Thornaby, TS17 9LN

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Units of similar specification completed July 2023 on Sadler Forster Way

## Detached Unit with Secure Yard 2,262.6 (24,355 sq ft)

- Prominent location on established estate
- Within ¼ mile of the A19
- Large urban area within close proximity
- Occupiers on estate include DHL, Mammoet, Howdens Joinery, Screwfix, Greggs & Subway
- Application for detailed planning consent submitted and pending decision
- Rent on application

## Situation

Teesside Industrial Estate is located to the south of Thornaby on Tees within the Teesside conurbation. The estate is situated less than 1 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. Access can also be gained via the Thornaby Road (A1044) linking Thornaby Town Centre and the A19 with the Ingelby Barwick housing estate.

The well established estate boasts a range of companies undertaking manufacturing and distribution including DHL, Mammoet Cranes, Cotswold Manufacturing, Howdens Joinery and Screwfix.

The estate is also well served by amenities including a new retail parade housing Greggs and Subway food outlets.

## Description

Following the successful completion of 3 new units on Sadler Forster Way earlier this year (as pictured), UK Land Estates has submitted a detailed planning application for a single detached warehouse unit with secure yard on the estate.

Built to a similar specification to its predecessors, it will benefit from the following:

- Steel portal frame construction providing open plan warehousing
- New insulated steel sheet cladding and roofs
- Clear internal heights from 7.5 m
- Large secure yard
- 3 phase power supply, water & gas
- High quality office accommodation
- Environmental performance measures



Sadler Forster Way Scheme

## 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.

|                       | M <sup>2</sup> | Sq Ft         |
|-----------------------|----------------|---------------|
| Warehouse             | 1,787.4        | 19,239        |
| Office (Ground Floor) | 237.6          | 2,558         |
| Mezzanine             | 237.6          | 2,558         |
| <b>Total (GIA)</b>    | <b>2,262.6</b> | <b>24,355</b> |

## Energy Performance

The unit has been designed to incorporate 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.

Brochure Date: November 2023



Sadler Forster Way Scheme



## TERMS

The unit is offered to let by way of a new full repairing and insuring lease for a minimum 10 year term. Rent on application.

## VAT

All prices and rents will be subject to VAT at the standard rate.

## VIEWING

Please contact this office for a convenient appointment to view or for further information regarding the proposed unit.

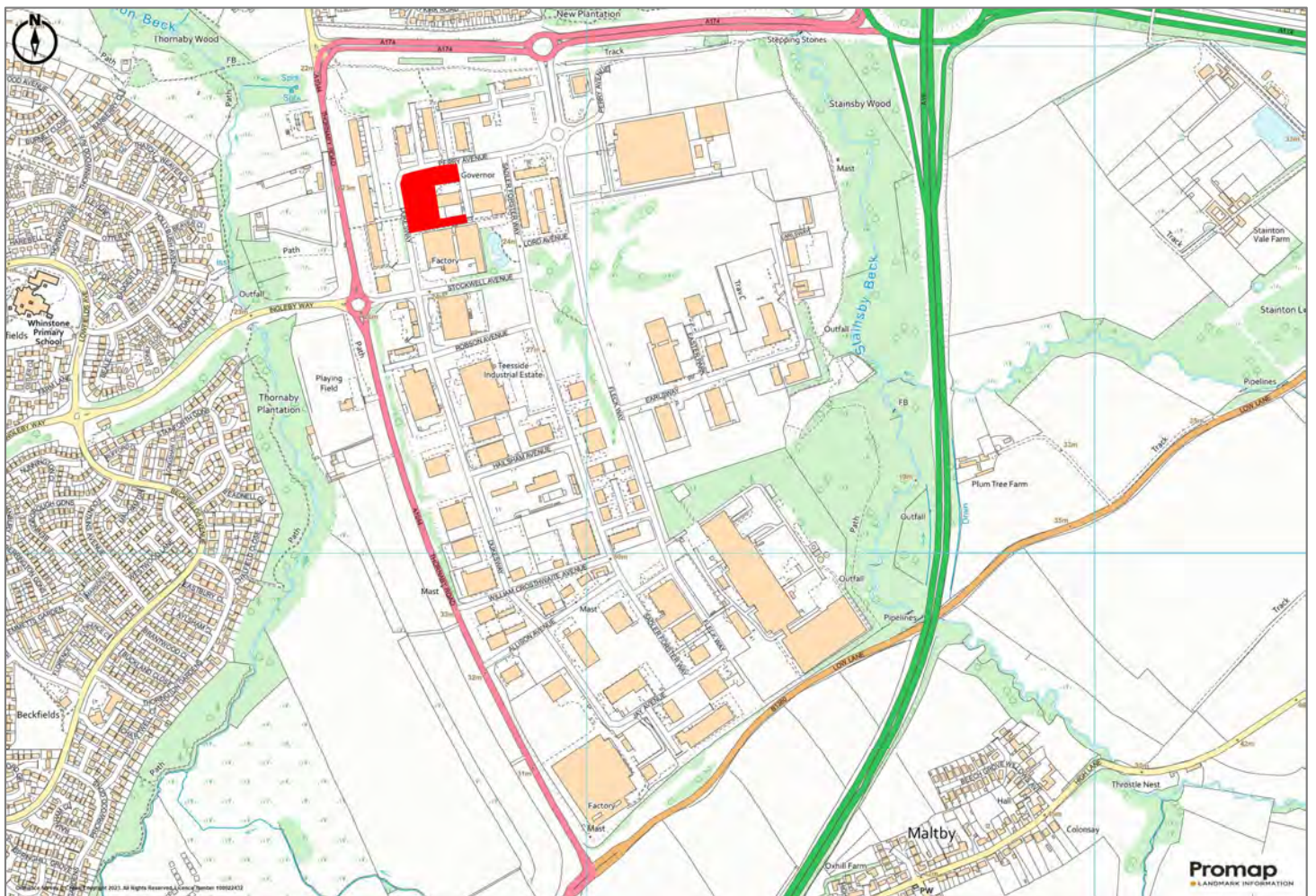
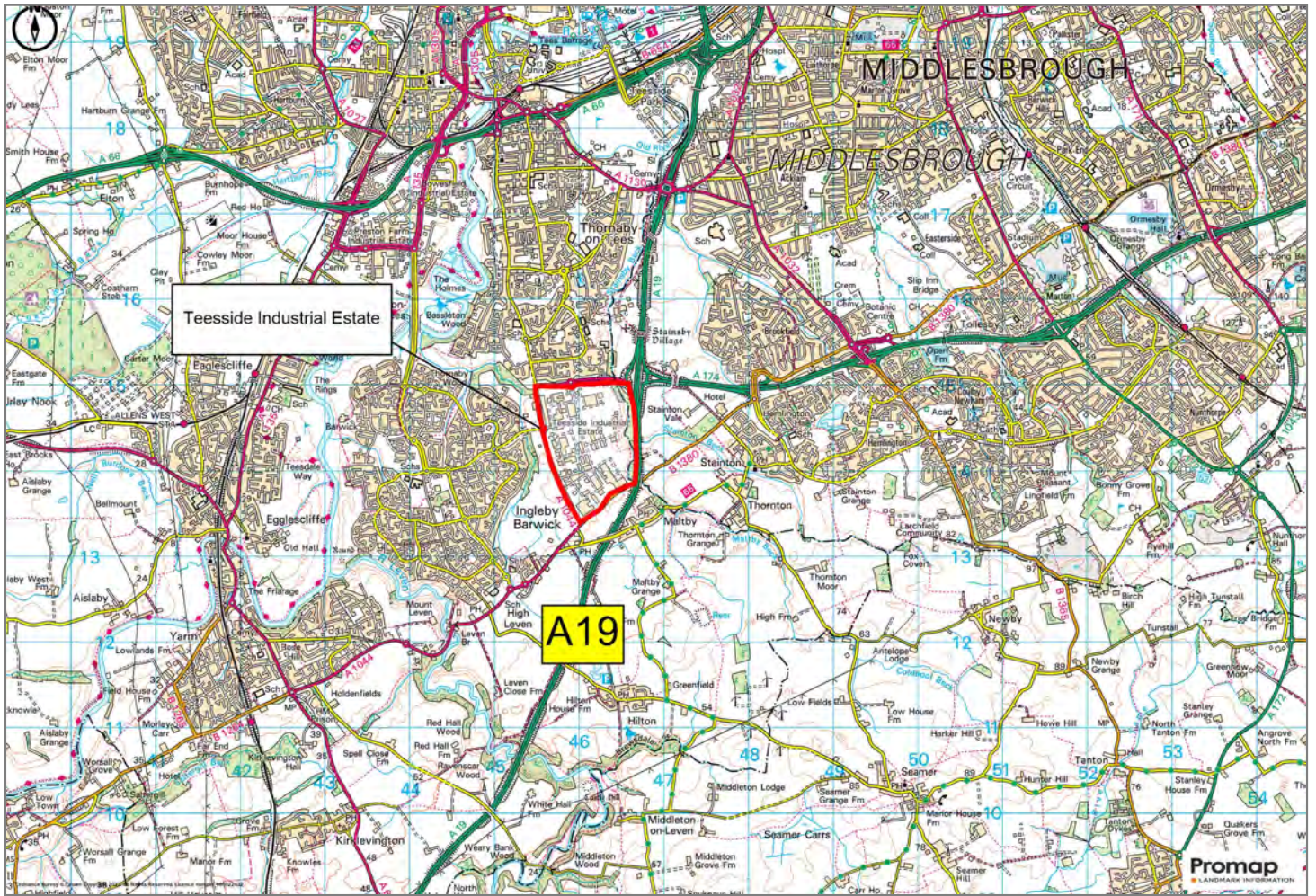
For further details please contact:



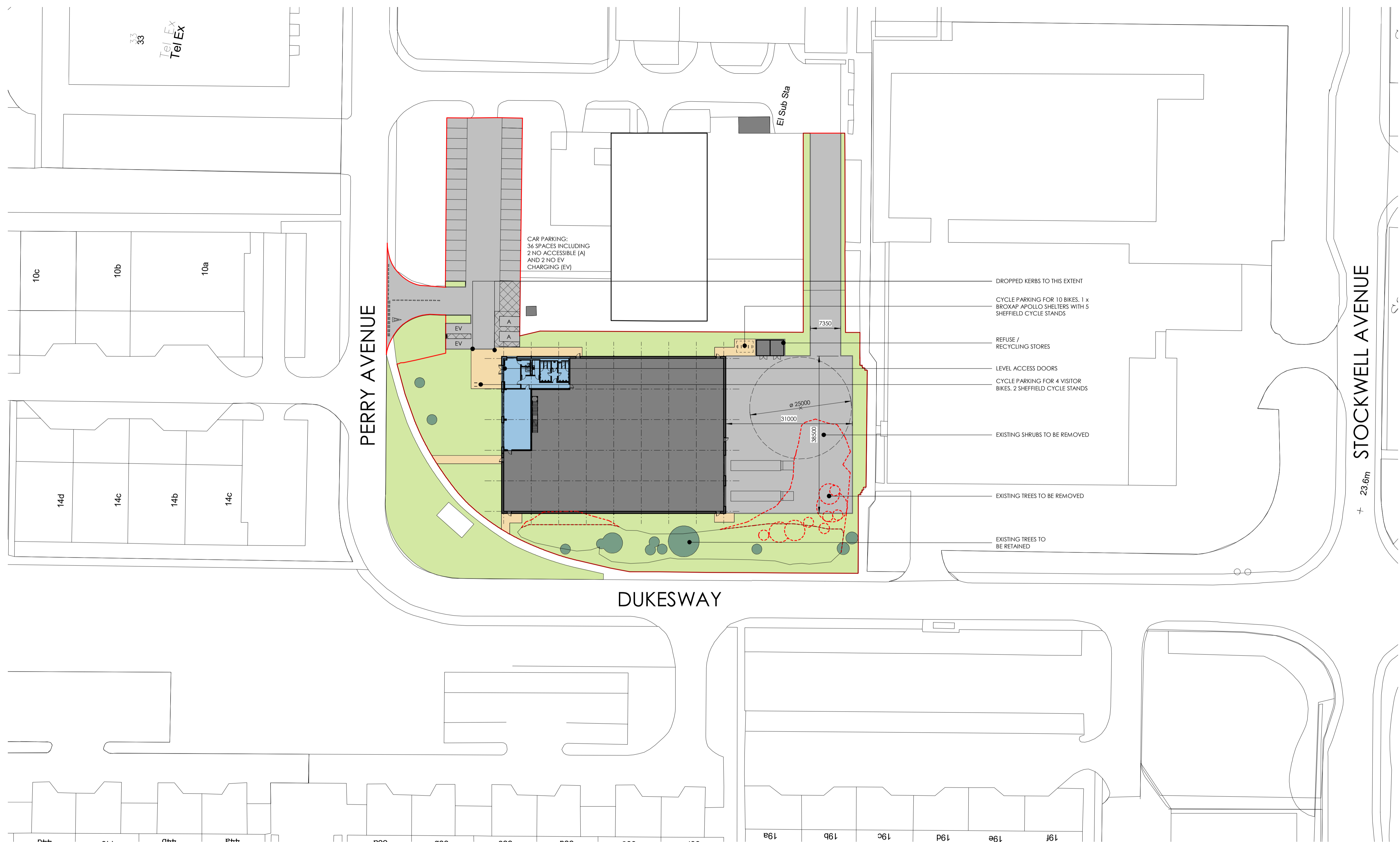
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0191 5945019 or 07766 968891  
[Mark.proudlock@knightfrank.com](mailto:Mark.proudlock@knightfrank.com)

**SIMON HAGGIE**  
0191 5945009 or 07798 570603  
[Simon.haggie@knightfrank.com](mailto:Simon.haggie@knightfrank.com)

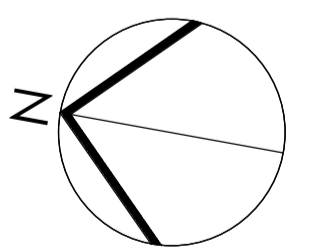
Subject to Contract



This plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form any part of any contract.



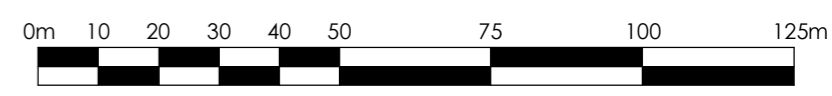
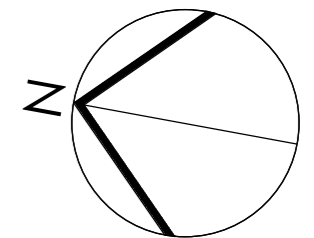
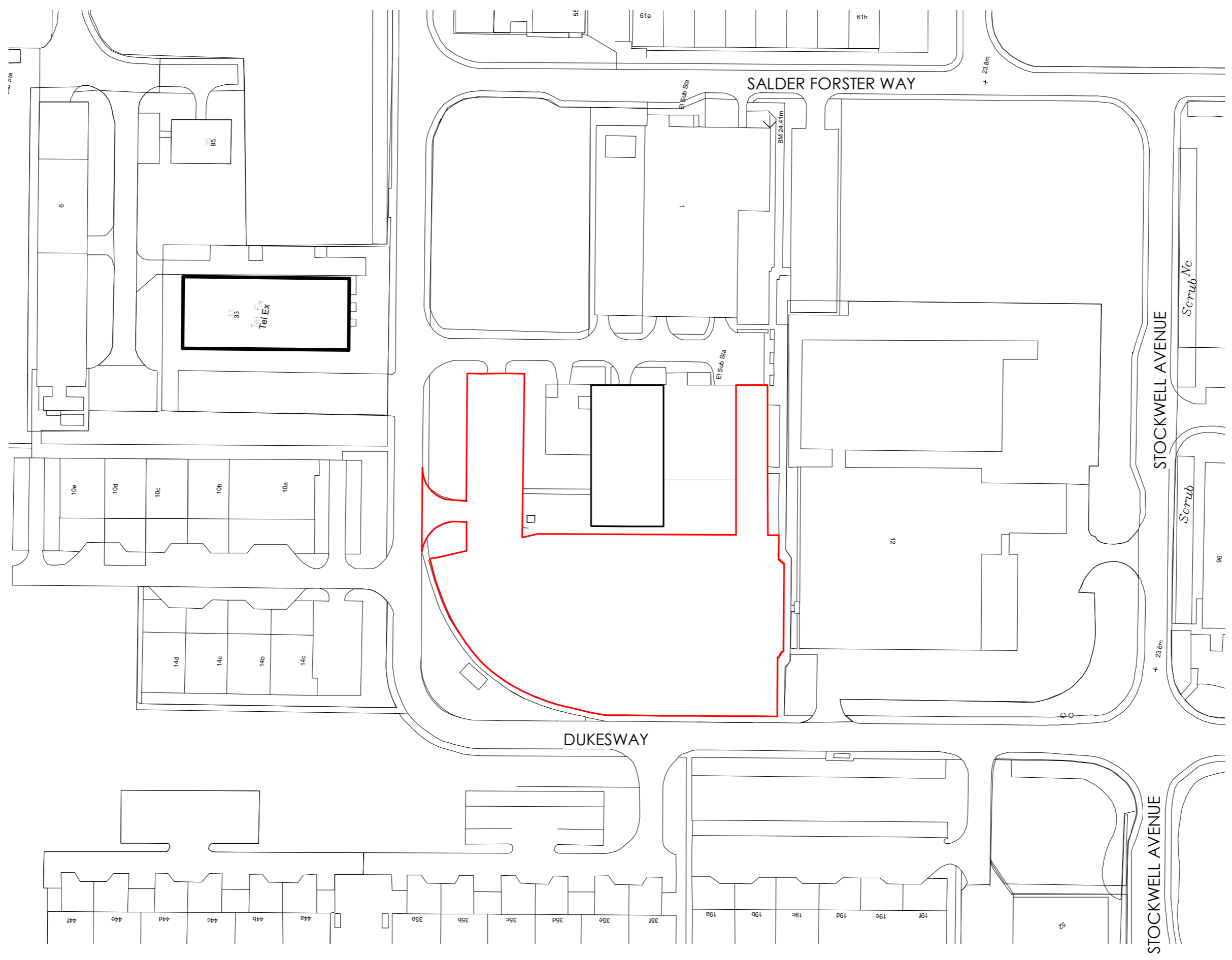
- PROPOSED HARD LANDSCAPING
- PROPOSED SOFT LANDSCAPING
- PROPOSED HARD LANDSCAPING
- TREES / VEGETATION
- SHRUBS
- AREAS OF VEGETATION  
OR TREES TO BE  
REMOVED
- APPLICATION SITE BOUNDARY



SITE PLAN - PROPOSED  
1 : 500

Do not scale this drawing  
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| Rev | Date       | Drawn By | Checked By | Rev | Date | Revision Notes | Drawn By | Checked By | Rev | Date | Revision Notes | Drawn By | Checked By | Drawing Status:      | Suitability: | Drawing No:                | Rev:        |   |  |  |  |
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| P1  | 08.09.15   | CJ       | DH         |     |      |                |          |            |     |      |                |          |            | PLANNING             |              | 2492-FBA-XX-XX-DR-A-900010 | P3          |   |  |  |  |
| P2  | 03.01.2023 | EB       | SMC        |     |      |                |          |            |     |      |                |          |            | TIE PLOT 3           |              | 2492                       |             |   |  |  |  |
| P3  | 04.04.2023 | SB       | DW         |     |      |                |          |            |     |      |                |          |            | SITE PLAN - PROPOSED |              |                            |             |   |  |  |  |
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|     |            |          |            |     |      |                |          |            |     |      |                |          |            | DEC 2022             | As indicated | CJ                         | DH          |   |  |  |  |
|     |            |          |            |     |      |                |          |            |     |      |                |          |            |                      |              |                            |             | <b>FAULKNERBROWNS ARCHITECTS</b><br>  |  |  |  |
|     |            |          |            |     |      |                |          |            |     |      |                |          |            |                      |              |                            |             | FaulknerBrowns LLP<br>203000 House<br>Northumberland Way<br>Killingworth<br>Newcastle upon Tyne<br>NE12 6DW<br>T+44(0)191 2683007<br>F+44(0)191 2478132 |  |  |  |

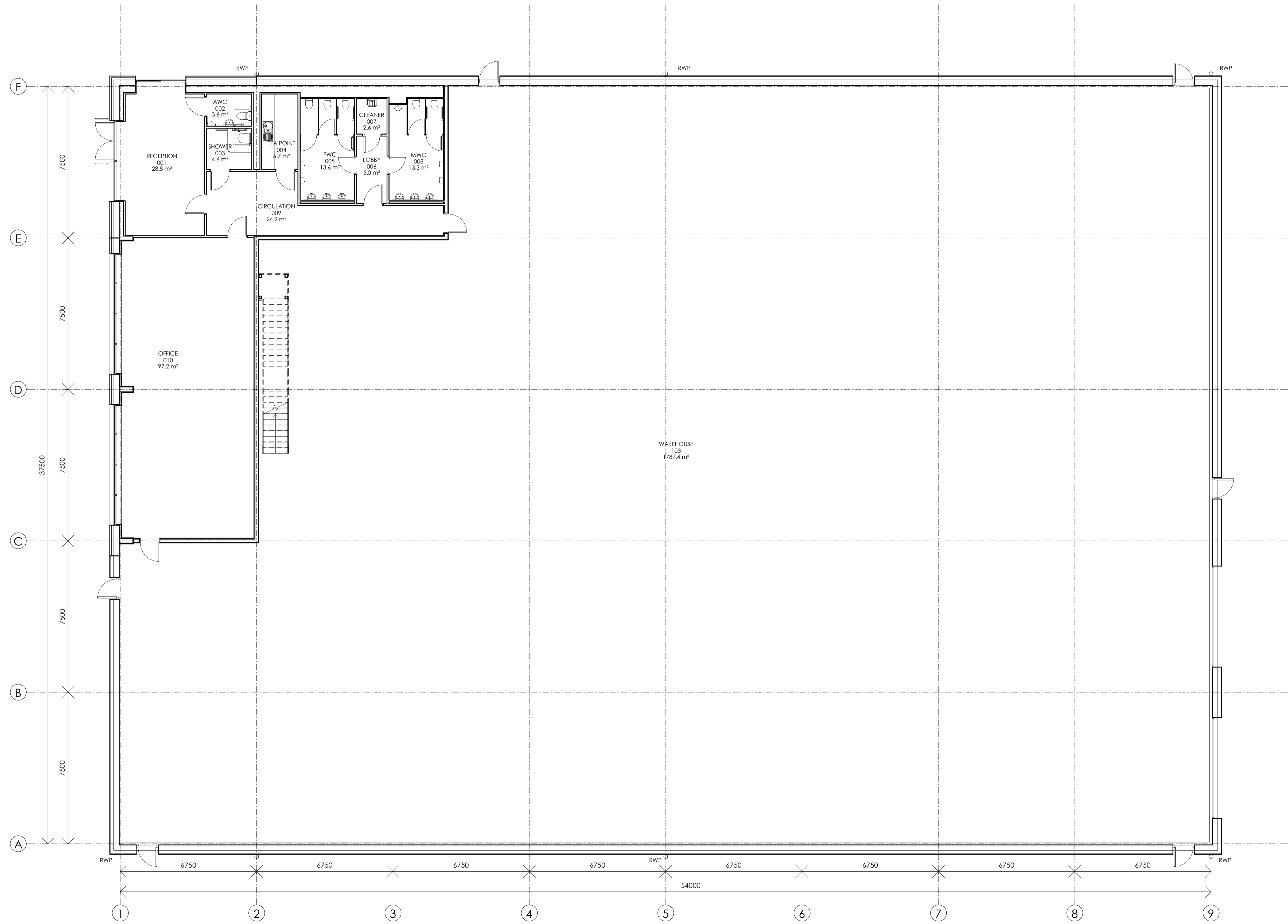


— APPLICATION SITE BOUNDARY

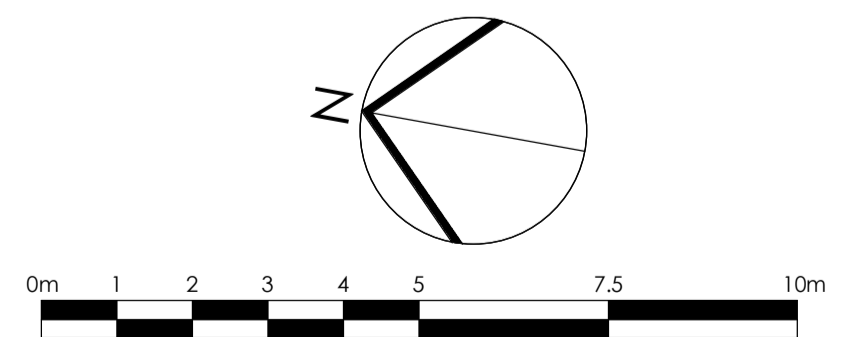
**SITE LOCATION PLAN**  
1 : 1250

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| P2  | 04.04.2023 | APPLICATION BOUNDARY REVISED | SB       | DW         |     |      |                |          |            |                 |                    |   |             |  |
| P3  | 11.07.2023 | BUILDING OUTLINE REMOVED     | DW       | SMC        |     |      |                |          |            |                 |                    |   |             |  |
|     |            |                              |          |            |     |      |                |          |            | Job Title:      | Job No:            | © Drawing & Design Copyright of:  |             |  |
|     |            |                              |          |            |     |      |                |          |            | TIE PLOT 3      | 2492               | FAULKNERBROWNS ARCHITECTS   |             |  |
|     |            |                              |          |            |     |      |                |          |            | Drawing Title:  | SITE LOCATION PLAN |   |             |  |
|     |            |                              |          |            |     |      |                |          |            | Date:           | Scale:             | Drawn By:   | Checked By: |  |
|     |            |                              |          |            |     |      |                |          |            | DEC 2022        | As indicated       | EB  | DW          |  |
|     |            |                              |          |            |     |      |                |          |            |                 |                    |   |             |  |
|     |            |                              |          |            |     |      |                |          |            |                 |                    | FaulknerBrowns LLP<br>Dobson House<br>Northumbrian Way<br>Killingworth<br>Newcastle upon Tyne<br>NE12 6QW<br>T+44(0)191 2683007<br>F+44(0)191 2478132 |             |  |

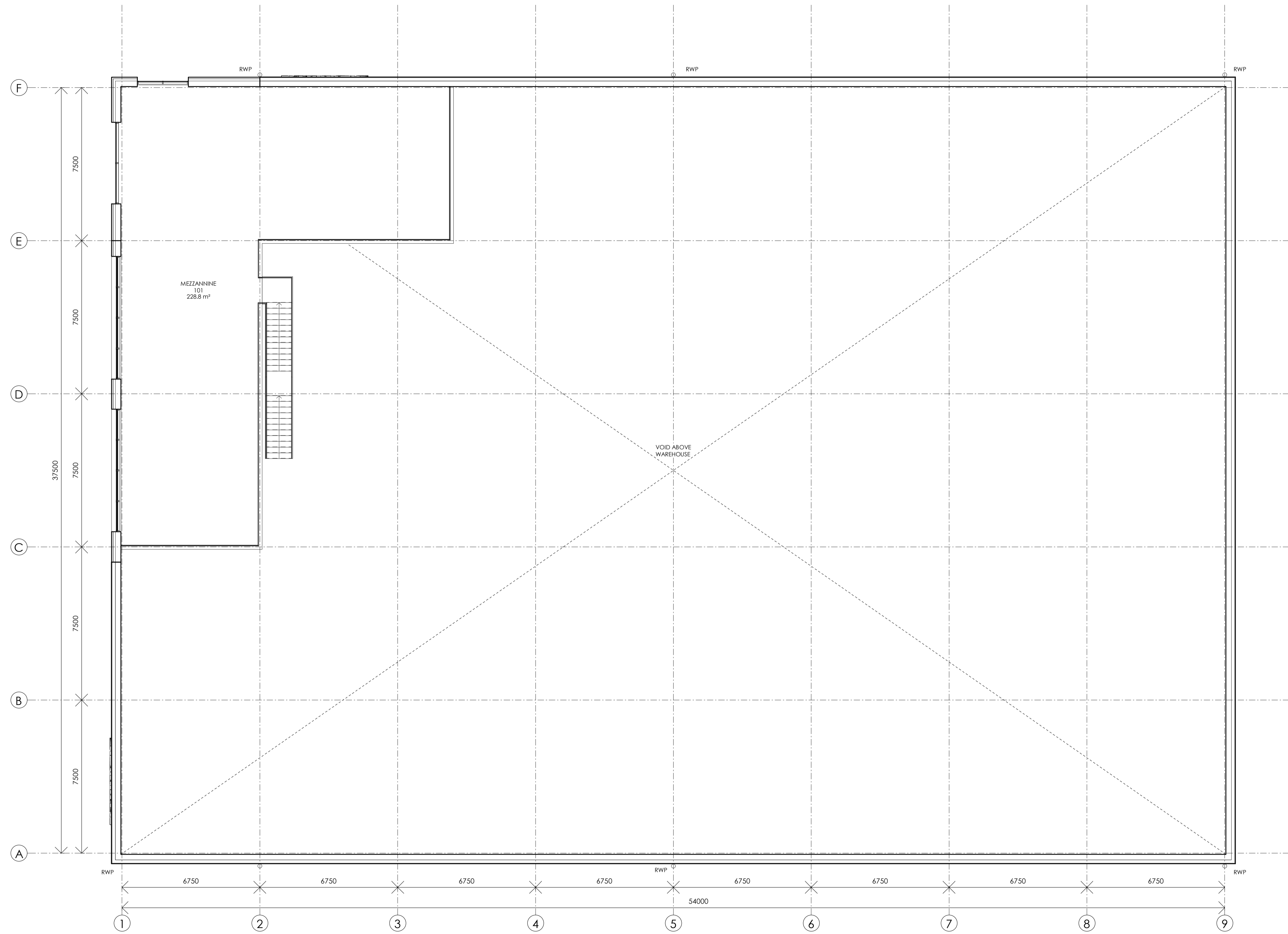


LEVEL 00  
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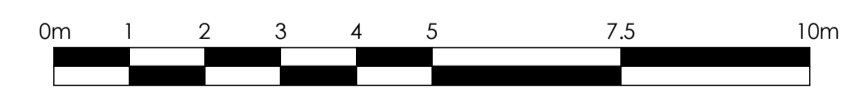
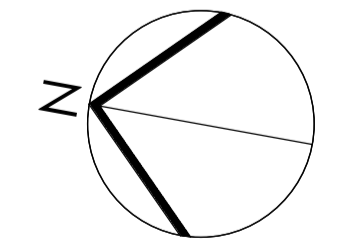


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| P1  | 08.09.15   |          | CJ         | DH  |      | ISSUED FOR PLANNING - RESERVED MATTERS  |          |            |     |      |                |          |            | PLANNING            |              | 2492-FBA-XX-00-DR-A-010000 | P3          |   |  |  |
| P2  | 05.01.2023 |          | EB         | SMC |      | ISSUED FOR PLANNING   |          |            |     |      |                |          |            | TIE PLOT 3          | Job No: 2492 |                            |             |   |  |  |
| P3  | 04.04.2023 |          | SB         | DW  |      | SCHEME REVISED TO SINGLE UNIT AS CLIENT COMMENTS. DESIGN TEAM COMMENTS INCORPORATED |          |            |     |      |                |          |            | LEVEL 00 FLOOR PLAN |              |                            |             |   |  |  |
|     |            |          |            |     |      |   |          |            |     |      |                |          |            | Date:               | Scale:       | Drawn By:                  | Checked By: | <b>FAULKNERBROWNS ARCHITECTS</b><br>FaulknerBrowns LLP<br>203000 House<br>Northumberland Way<br>Killingworth<br>Newcastle upon Tyne<br>NE12 6DW<br>T+44(0)191 2683007<br>F+44(0)191 2478132 |  |  |
|     |            |          |            |     |      |   |          |            |     |      |                |          |            | DEC 2022            | 1:100        | EB                         | DW          |   |  |  |



LEVEL 01  
1:100



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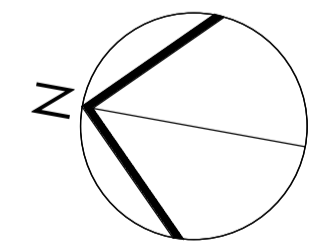
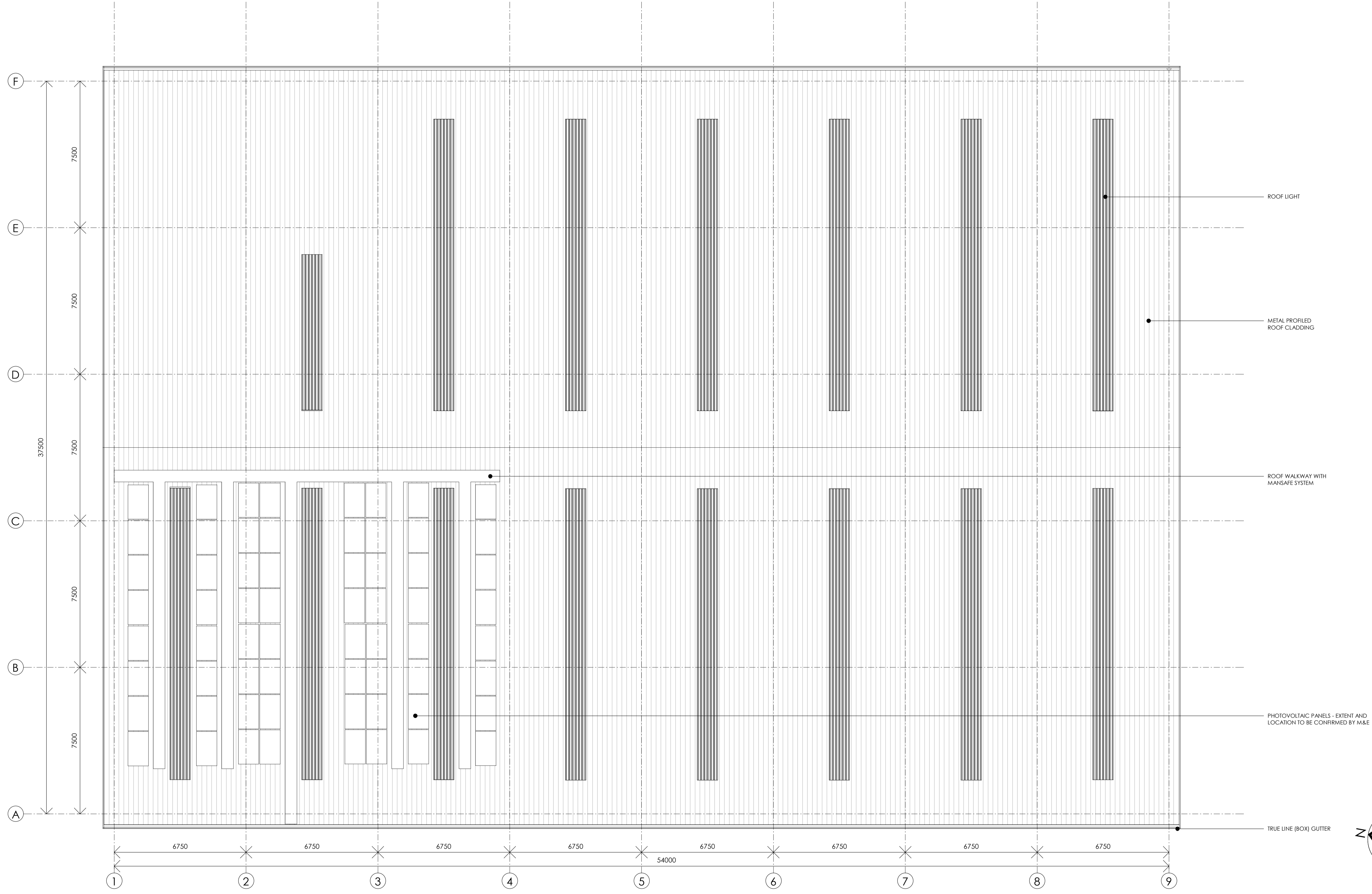
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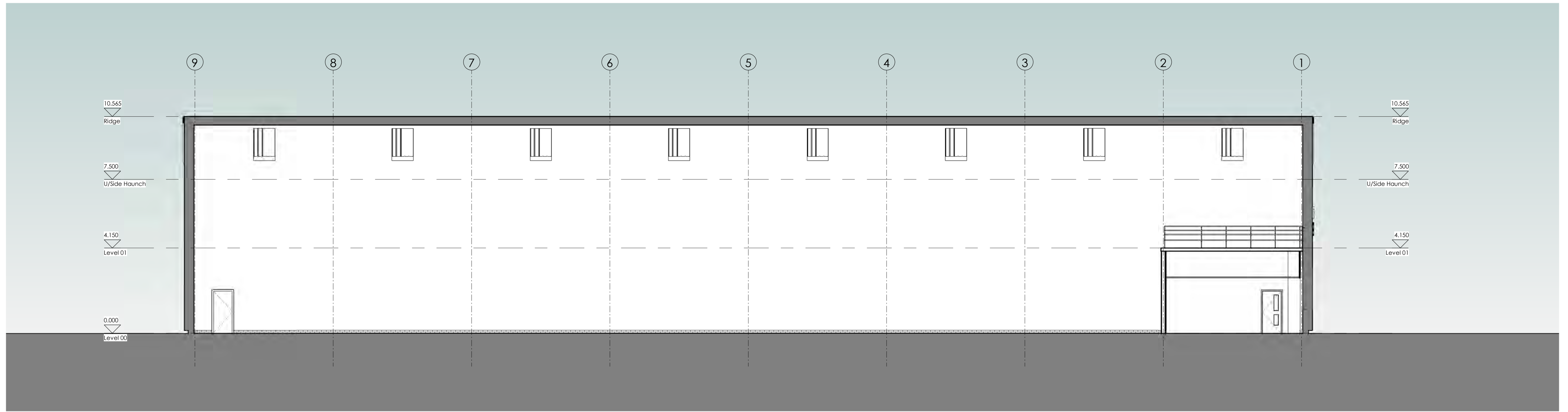
FaulknerBrowns LLP  
 20300 House  
 Northumbrian Way  
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 Newcastle upon Tyne  
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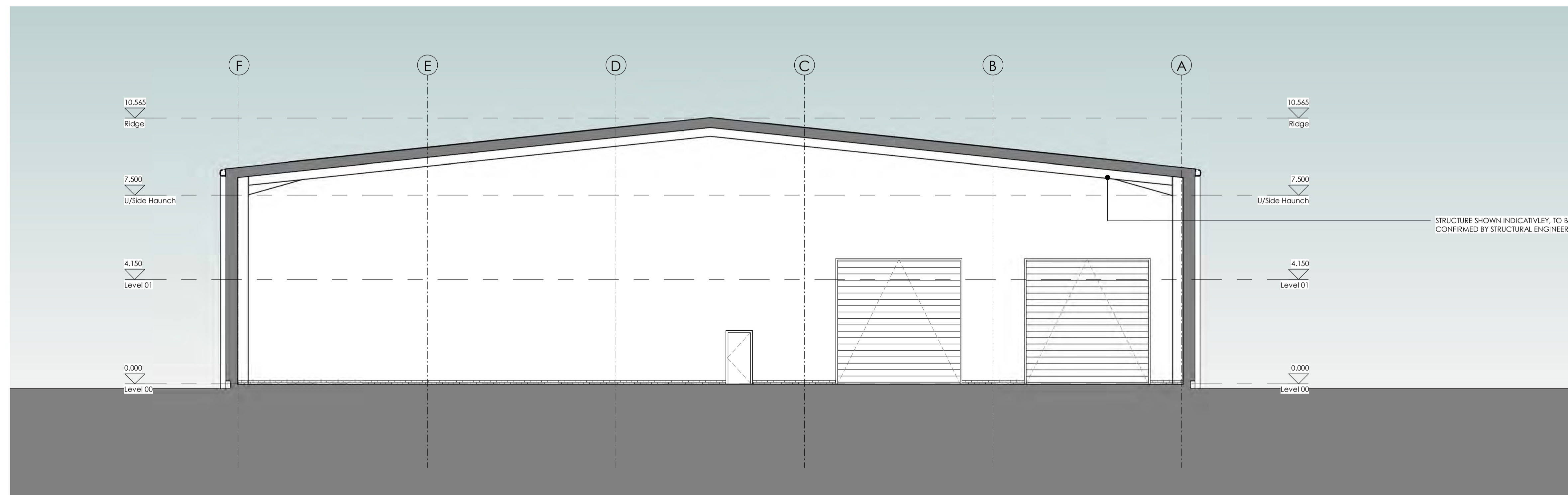


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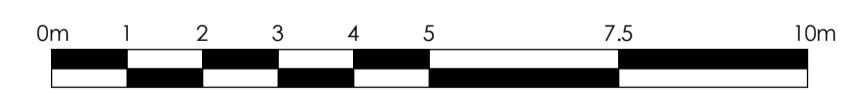
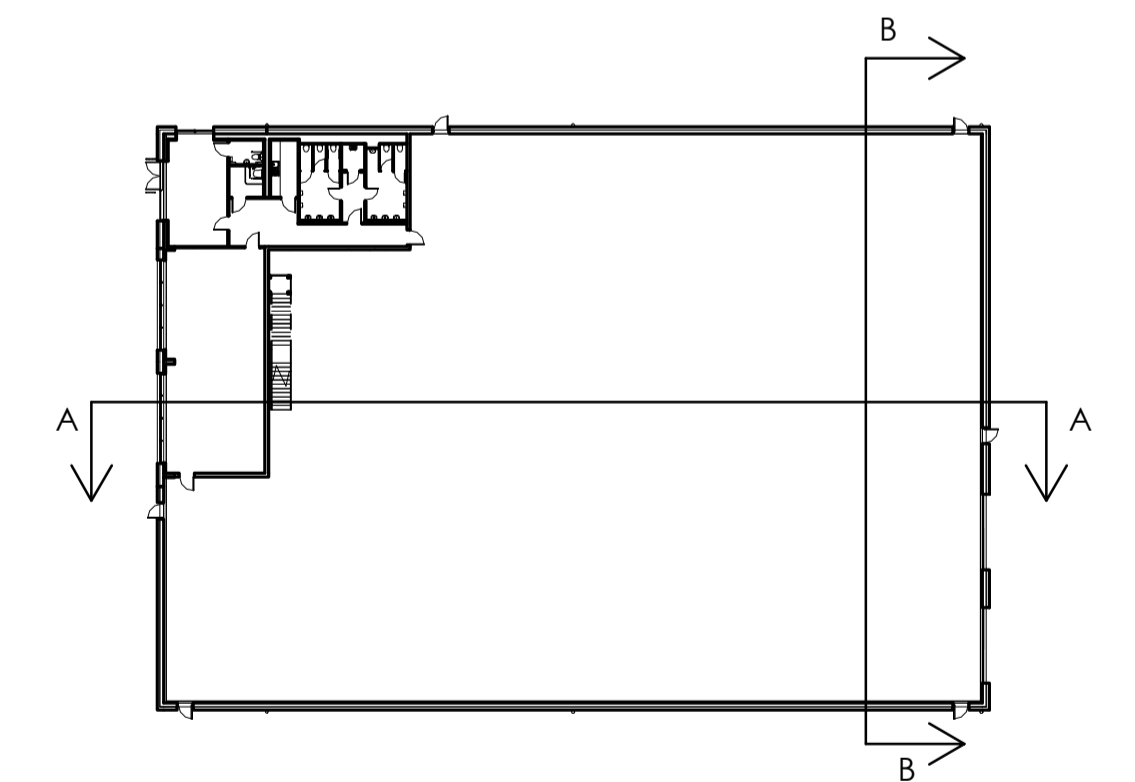
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| P2  | 04.04.2023 | SB       | DW         |     |      |                |          |            |     |      |                |          |            | TIE PLOT 3                           |                | 2492                       |   |  |  |  |
|     |            |          |            |     |      |                |          |            |     |      |                |          |            | Roof Plan                            |                |                            |   |  |  |  |
|     |            |          |            |     |      |                |          |            |     |      |                |          |            | Date: DEC 2022                       | Scale: 1 : 100 | Drawn By: EB               | Checked By: DW  |  |  |  |
|     |            |          |            |     |      |                |          |            |     |      |                |          |            | <b>FAULKNERBROWNS ARCHITECTS</b><br> |                |                            | <small>FaulknerBrowns LLP<br/>         20300 House<br/>         Northumbrian Way<br/>         Killingworth<br/>         Newcastle upon Tyne<br/>         NE12 6JW<br/>         T+44(0)191 2683007<br/>         F+44(0)191 2478132</small> |  |  |  |



SECTION A PLANNING  
1 : 100



SECTION B PLANNING  
1 : 100

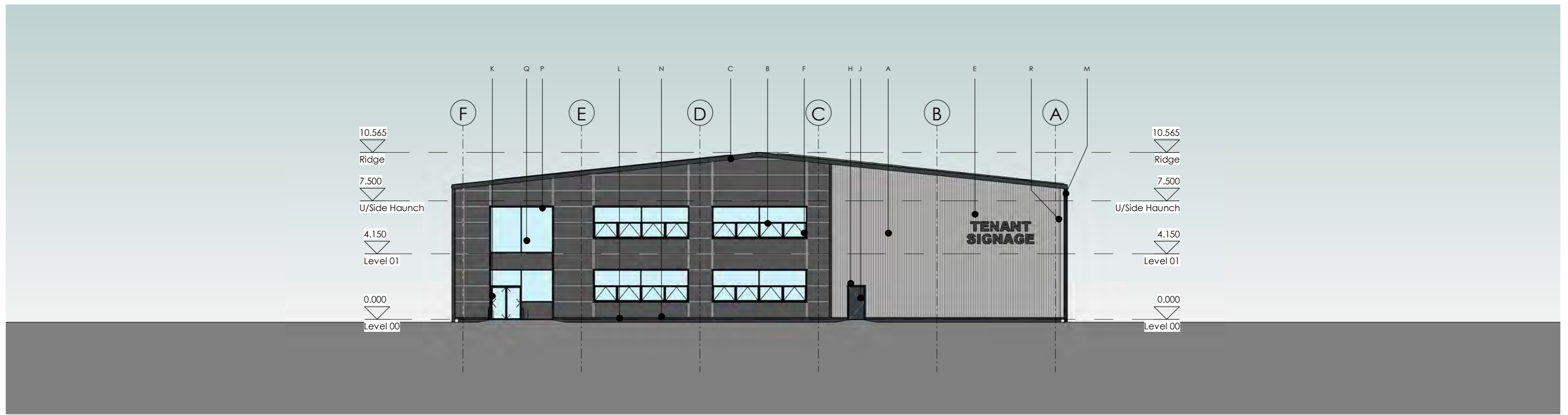
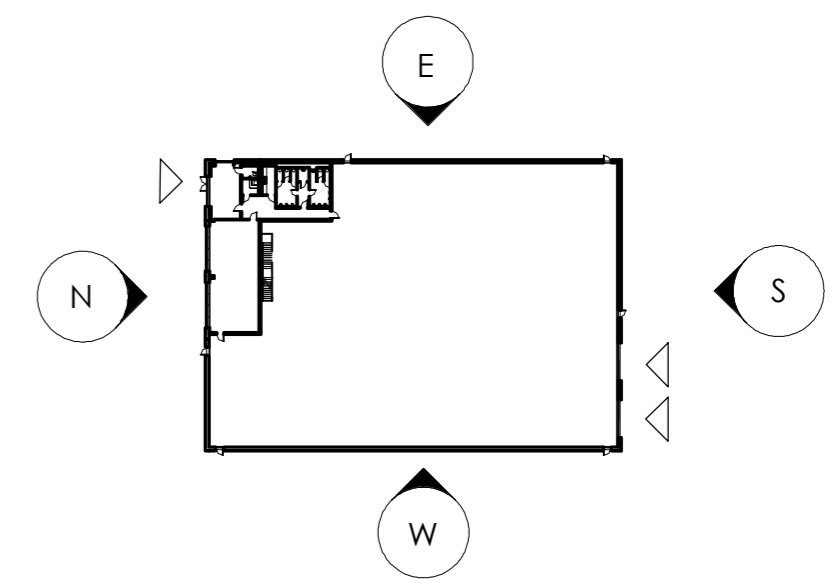


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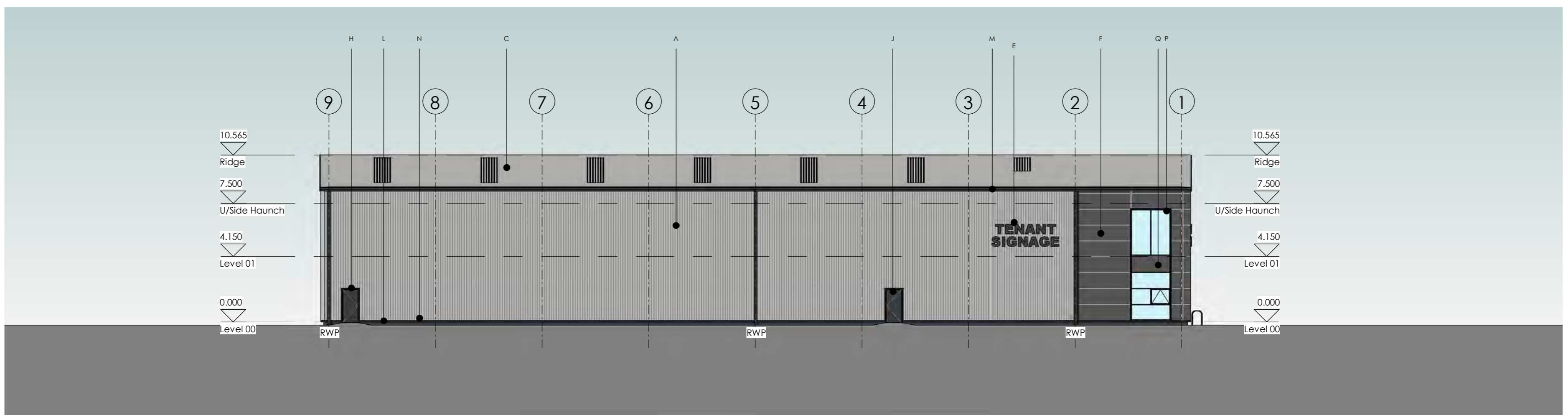
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| P1  | 15.12.2022 | EB       | SMC        |     |      |   |          |            |     |      |                |          |            | PLANNING        |              | 2492-FBA-XX-ZZ-DR-A-010001       | P2          |   |  |  |
| P2  | 04.04.2023 | SB       | DW         |     |      | SCHEME REVISED TO SINGLE UNIT AS CLIENT COMMENTS. DESIGN TEAM COMMENTS INCORPORATED |          |            |     |      |                |          |            | TIE PLOT 3      |              | 2492                             |             |   |  |  |
|     |            |          |            |     |      |   |          |            |     |      |                |          |            | SECTIONS        |              | © Drawing & Design Copyright of: |             |   |  |  |
|     |            |          |            |     |      |   |          |            |     |      |                |          |            | Date:           | Scale:       | Drawn By:                        | Checked By: | <b>FAULKNERBROWNS ARCHITECTS</b><br>FaulknerBrowns LLP<br>203000 House<br>Northumbrian Way<br>Killingworth<br>Newcastle upon Tyne<br>NE12 6QW<br>T+44(0)191 2683007<br>F+44(0)191 2478132 |  |  |
|     |            |          |            |     |      |   |          |            |     |      |                |          |            | DEC 2022        | As indicated | EB                               | DW          |   |  |  |

**Materials Legend:**

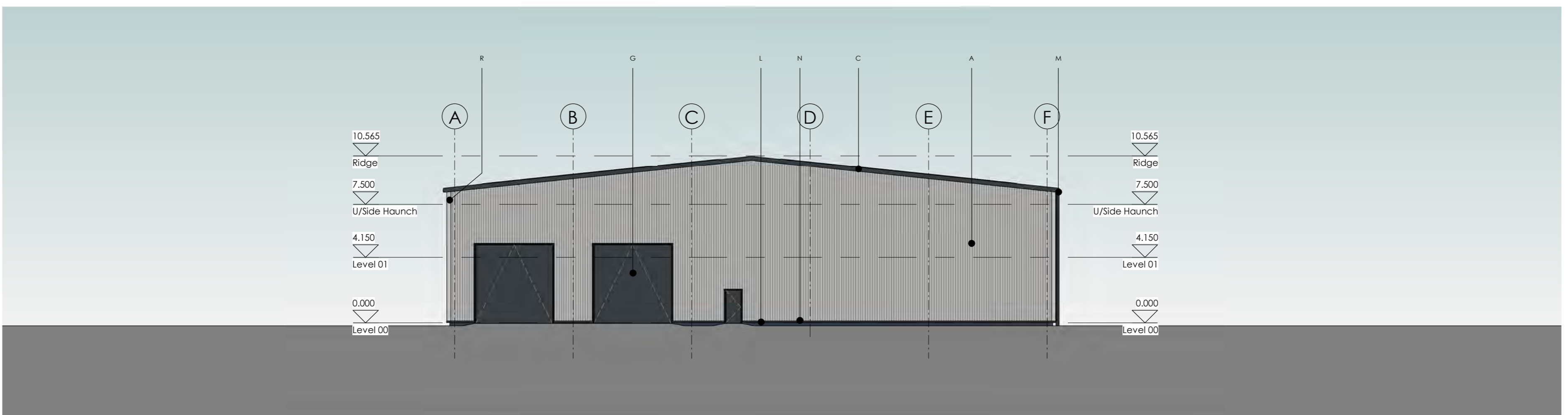
- A - Vertically Laid Profiled Metal Wall Cladding to Warehouse, colour: RAL 9006 (Metallic Silver)
- B - Polyester Powder Coated Aluminium Windows with Opening Lights, colour: RAL 7016 (Anthracite)
- C - Profiled Metal Roofing with Rooflights, colour: RAL 080 70 05 (Goosewing Grey)
- D - Roof mounted photovoltaics
- E - Polyester Powder Coated Aluminium Signage, colour to be confirmed. To be installed by tenant
- F - Horizontally Laid Profiled Metal Wall Cladding, colour: RAL 7016 (Anthracite)
- G - External Sectional Overhead Doors, colour: RAL 7016 (Anthracite)
- H - Aluminium Flashing ground openings, colour: RAL 7016 (Anthracite)
- J - External Steel Doorsets, colour: RAL 7016 (Anthracite)
- K - Automatic Opening Entrance Door, colour: RAL 7016 (Anthracite)
- L - Smooth Facing Engineering Brickwork, Staffordshire Smooth Blue
- M - True Line Box Gutter, colour: RAL 7016 (Anthracite)
- N - Aluminium Flashing to base of cladding, colour: RAL 7016 (Anthracite)
- P - Polyester Powder Coated Aluminium Curtain Walling with Opening Lights, colour: RAL 7016 (Anthracite)
- Q - Insulated Spandrel Panel colour: RAL 7016 (Anthracite)
- R - Aluminium corner flashing to vertical metal wall cladding, colour: RAL 9006



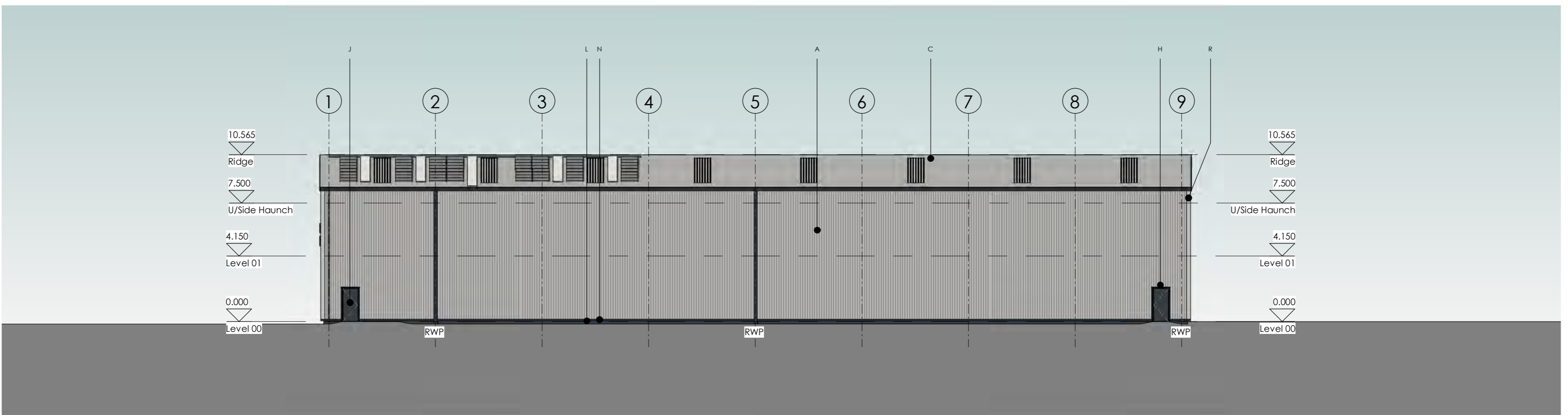
North Elevation  
1 : 200



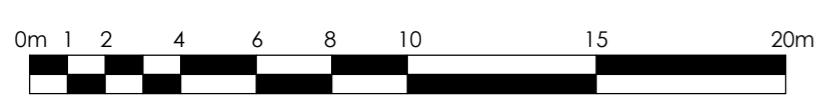
East Elevation  
1 : 200



South Elevation  
1 : 200



West Elevation  
1 : 200



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| Rev | Date       | Revision Notes  | Drawn By | Checked By | Rev | Date | Revision Notes | Drawn By | Checked By | Drawing Status   | Subsidiary          | Drawing No.                | Rev.           |
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| P1  | 08.09.15   | ISSUED FOR PLANNING - RESERVED MATTERS  | CJ       | DH         |     |      |                |          |            | PLANNING   |                     | 2492-FBA-XX-ZZ-DR-A-010050 | P3             |
| P2  | 15.12.2022 | ISSUED FOR PLANNING   | EB       | SMC        |     |      |                |          |            | Job Title: TIE PLOT 3  | Job No: 2492        |                            |                |
| P3  | 04.04.2023 | SCHEME REVISED TO SINGLE UNIT AS CLIENT COMMENTS. DESIGN TEAM COMMENTS INCLUDED | SB       | DW         |     |      |                |          |            | Drawing Title: ELEVATIONS  |                     |                            |                |
|     |            |   |          |            |     |      |                |          |            | Date: DEC 2022   | Scale: As indicated | Drawn By: CJ               | Checked By: DH |
|     |            |   |          |            |     |      |                |          |            | <b>FAULKNERBROWNS ARCHITECTS</b><br>   |                     |                            |                |
|     |            |   |          |            |     |      |                |          |            | <small>Faulkner/Browns LLP<br/>                 Dilston House<br/>                 Northumbrian Way<br/>                 Killington<br/>                 Newcastle upon Tyne<br/>                 NE12 6DW<br/>                 T:44(0)191 2683007<br/>                 F:44(0)191 2478132</small> |                     |                            |                |