

# Subject to Planning Consent

Plot 5, Perry Avenue, Teesside Industrial Estate, Thornaby, TS17 9LN



## Strategically Located Distribution Facility 18,776 m<sup>2</sup> (202,103 sq ft)

- Established location within ¼ mile of the A19
- Clear Internal Height: 12.5 m
- 7 ground level / 20 dock level loading doors
- Occupiers on estate include DHL, Mammoet, Howdens Joinery, Screwfix, Greggs & Subway
- Application for detailed planning consent submitted and pending decision
- Terms 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 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.

The estate is also well served by amenities including a new retail parade housing Greggs and Subway food outlets and construction of a new Starbucks is due on site early 2024.

# 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



Completed Intersect 19 facility, North Tyneside

# 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	17,783.2	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>

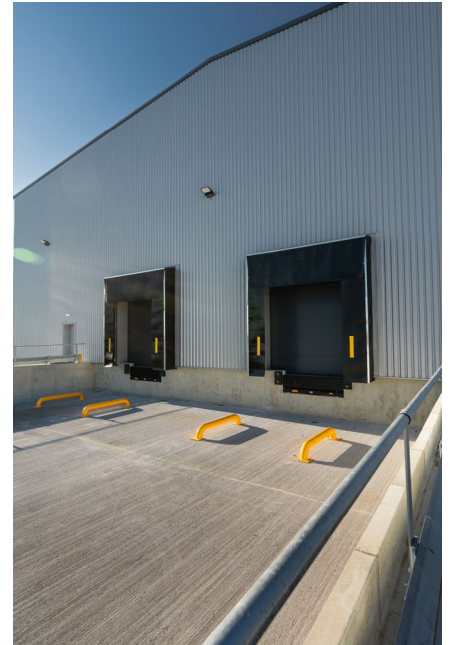
# Energy Performance

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.

Brochure Date: November 2023





Completed Intersect 19 scheme, North Tyneside

## 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.

## TERMS

Terms on Application.

## FURTHER INFORMATION

Please contact this office for further information regarding the proposed unit.



Retail parade, Teesside Industrial Estate

For further details please contact:

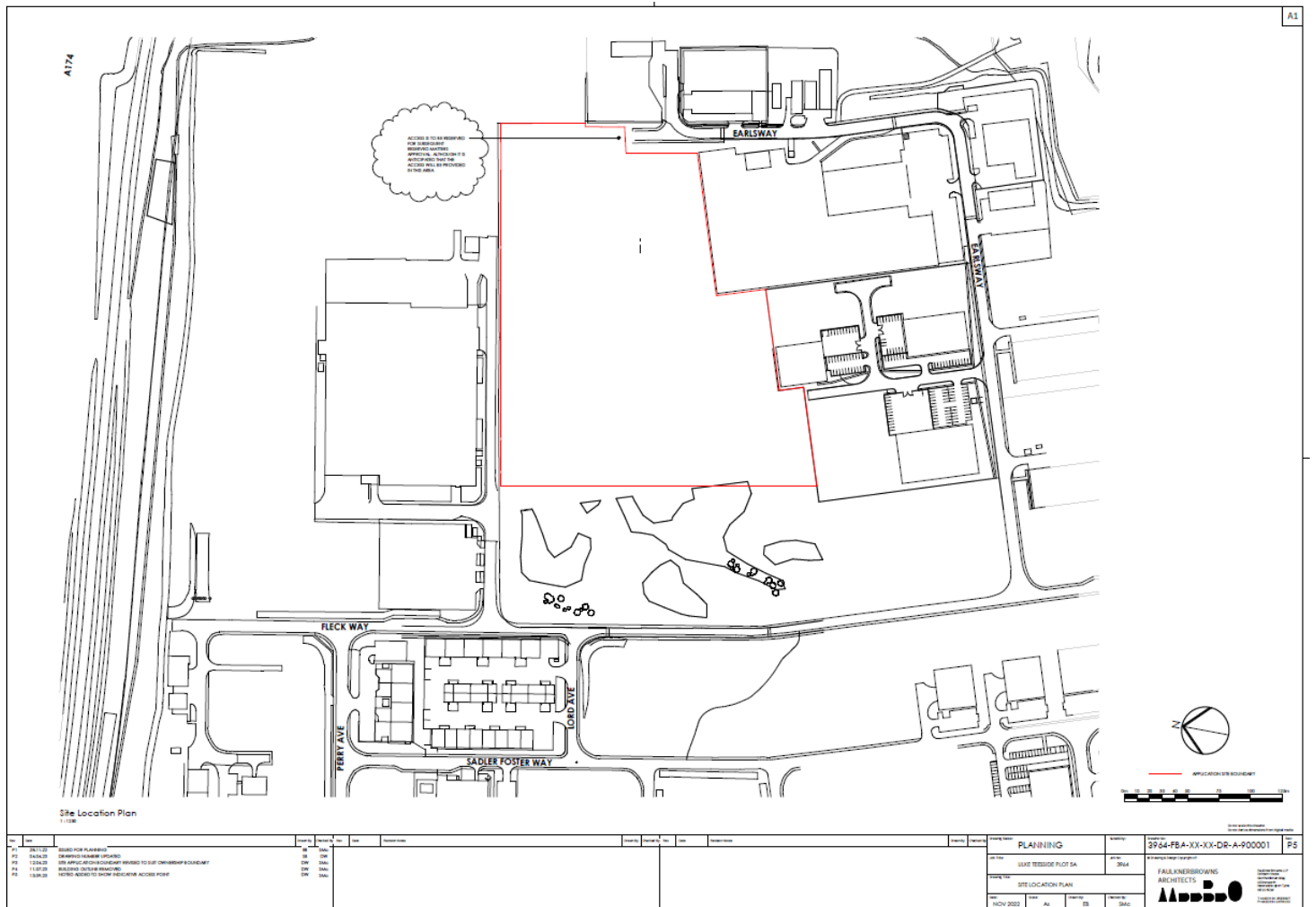
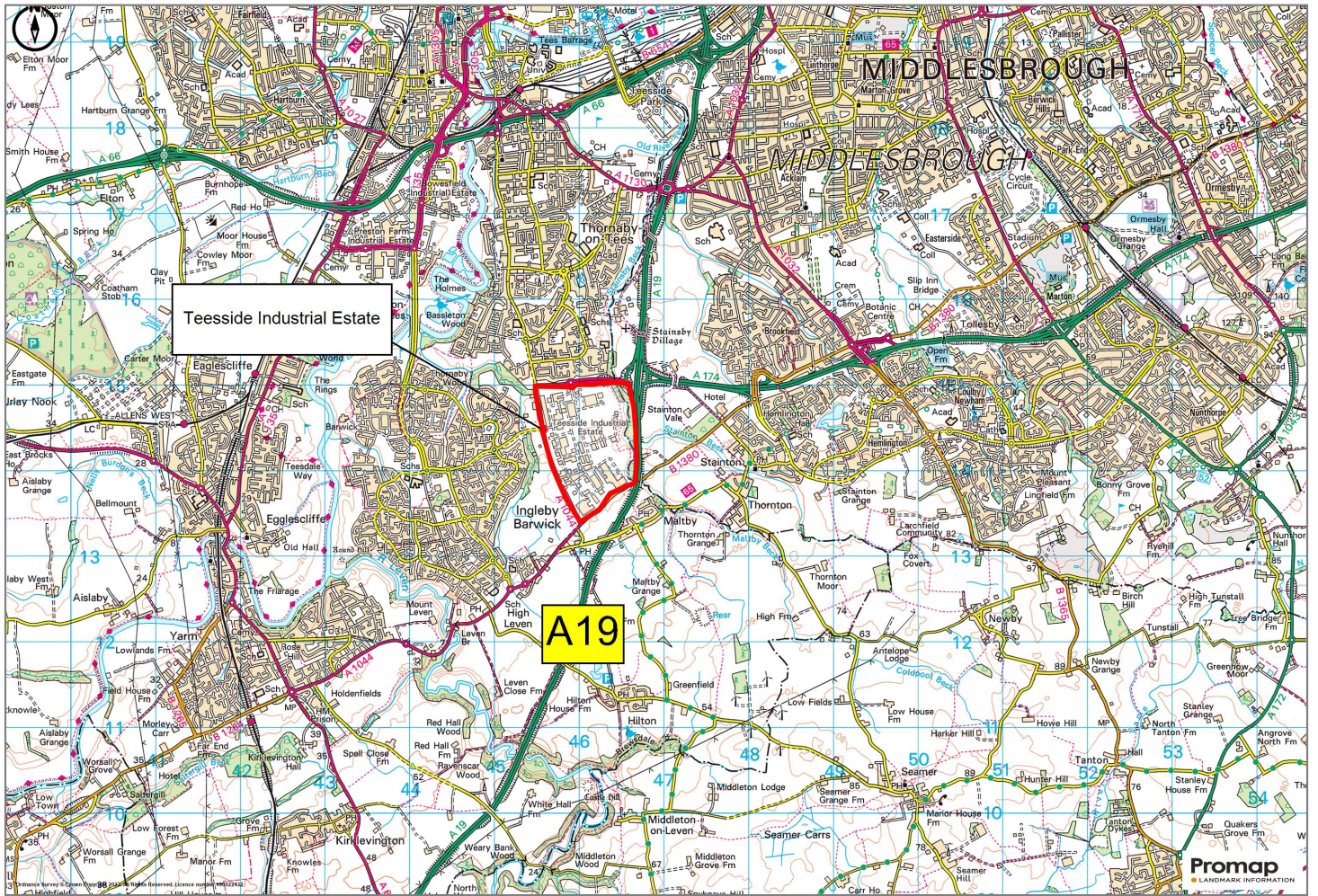


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Subject to Contract





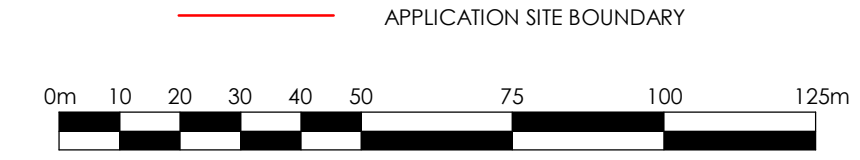
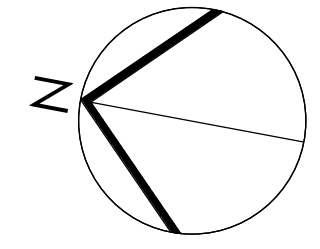
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01	ISSUED FOR PLANNING	11/2022	FAUL	FAUL	1:1000	FAUL	2954-PB-A-XX-XX-DR-A-000001	P5	
02	ISSUED FOR PLANNING	11/2022	FAUL	FAUL	1:1000	FAUL	2954-PB-A-XX-XX-DR-A-000001	P5	
03	ISSUED FOR PLANNING	11/2022	FAUL	FAUL	1:1000	FAUL	2954-PB-A-XX-XX-DR-A-000001	P5	
04	ISSUED FOR PLANNING	11/2022	FAUL	FAUL	1:1000	FAUL	2954-PB-A-XX-XX-DR-A-000001	P5	
05	ISSUED FOR PLANNING	11/2022	FAUL	FAUL	1:1000	FAUL	2954-PB-A-XX-XX-DR-A-000001	P5	

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.



A174

ACCESS IS TO BE RESERVED FOR SUBSEQUENT RESERVED MATTERS APPROVAL. ALTHOUGH IT IS ANTICIPATED THAT THE ACCESS WILL BE PROVIDED IN THIS AREA



Site Location Plan  
1: 1250

Do not scale this drawing  
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Rev	Date	Drawn By	Checked By	Rev	Date	Revision Notes
P1	28.11.22	EB	SMc			ISSUED FOR PLANNING
P2	04.04.23	SB	DW			DRAWING NUMBER UPDATED
P3	12.04.23	DW	SMc			SITE APPLICATION BOUNDARY REVISED TO SUIT OWNERSHIP BOUNDARY
P4	11.07.23	DW	SMc			BUILDING OUTLINE REMOVED
P5	13.09.23	DW	SMc			NOTED ADDED TO SHOW INDICATIVE ACCESS POINT

Drawn By	Checked By	Rev	Date	Revision Notes

Drawing Status:	<b>PLANNING</b>	Suitability:		Drawing No:	<b>3964-FBA-XX-XX-DR-A-900001</b>	Rev:	<b>P5</b>
Job Title:	<b>ULKE TEESSIDE PLOT 5A</b>	Job No:	<b>3964</b>	© Drawing & Design Copyright of:			
Drawing Title:	<b>SITE LOCATION PLAN</b>						
Date:	<b>NOV 2022</b>	Scale:	<b>As indicated</b>	Drawn By:	<b>EB</b>	Checked By:	<b>SMc</b>

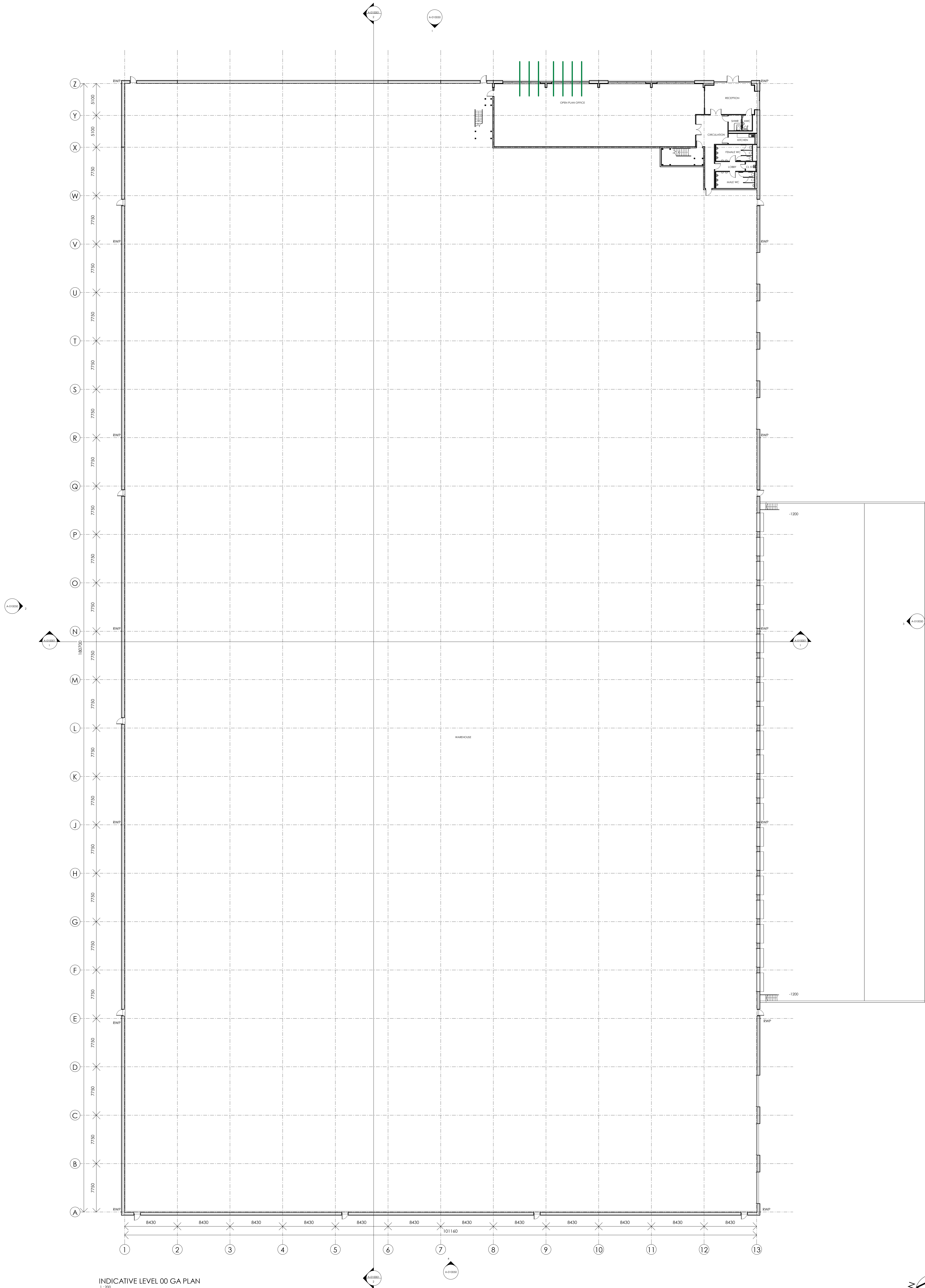
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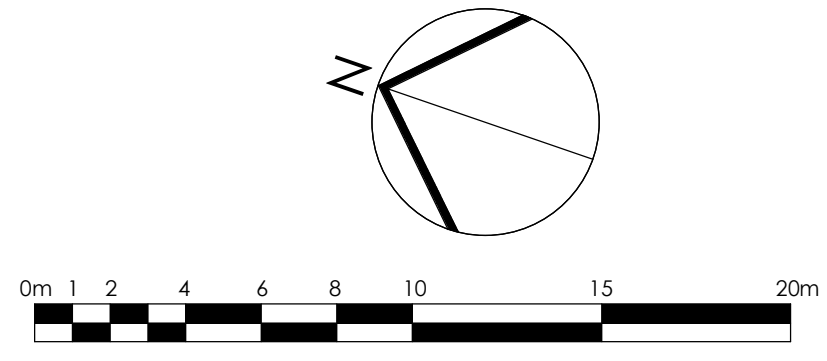








INDICATIVE LEVEL 00 GA PLAN  
1:200



INFORMATION SHOWN INDICATIVE

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P1	28.11.22	ISSUED FOR PLANNING	EB	SAC													
P2	04.04.2023	DOCKING ARRANGEMENT REVISED, DOCKS INCREASED, OFFICE LOCATION FLIPPED FOLLOWING COMMENTS	SB	DW													
P3	14.05.2023	DRAWING NOTED AS INDICATIVE	DW	SAC													

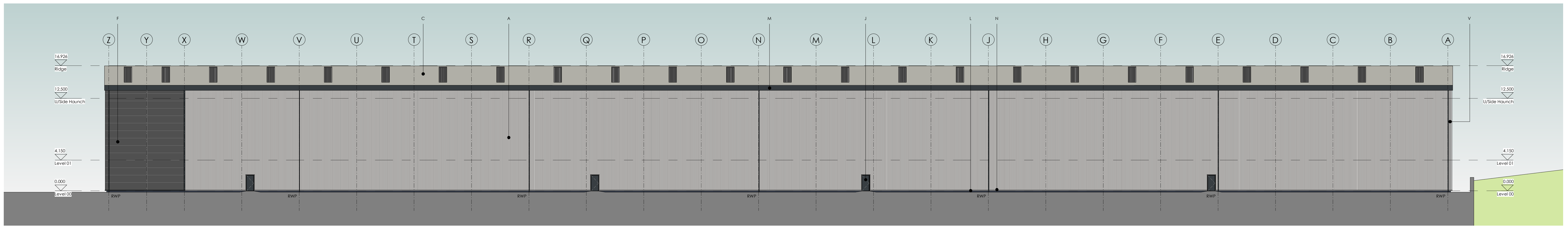
  

Drawing Title:	INDICATIVE LEVEL 00 FLOOR PLAN	Scale:	1:200	Drawn By:	EB	Checked By:	DW
Job Title:	ULKE TEESIDE PLOT SA	Job No.:	3964	Drawn Status:	PLANNING	Suitability:	
Client:		Drawn No.:	3964-FBA-ZZ-XX-DR-A-010000	Rev:	P3	© Drawing & Design Copyright of:	
<b>FAULKNERBROWNS ARCHITECTS</b> FaulknerBrowns LLP 2100000000 Northumberland Way Newcastle upon Tyne NE12 0QP T: +44(0)191 2688007 F: +44(0)191 2687632							

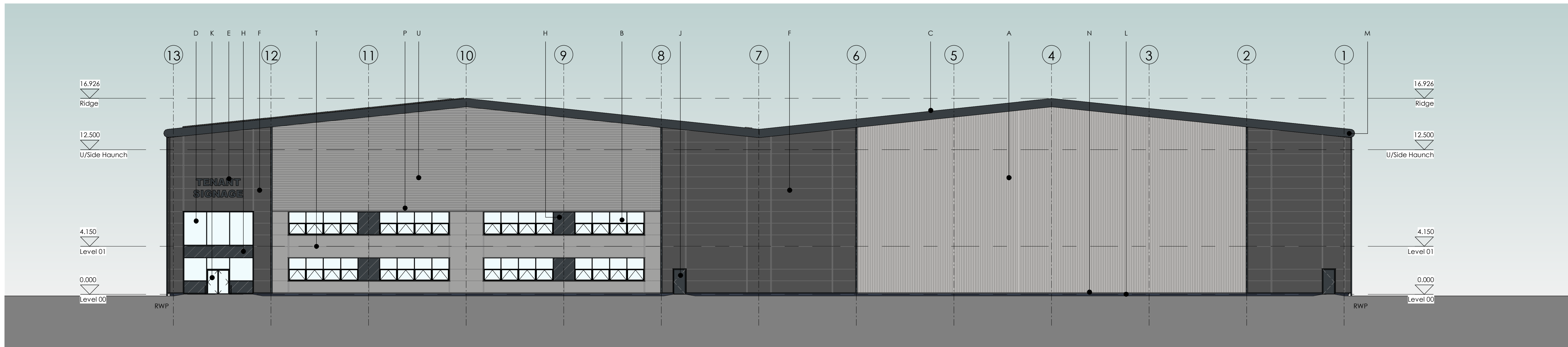




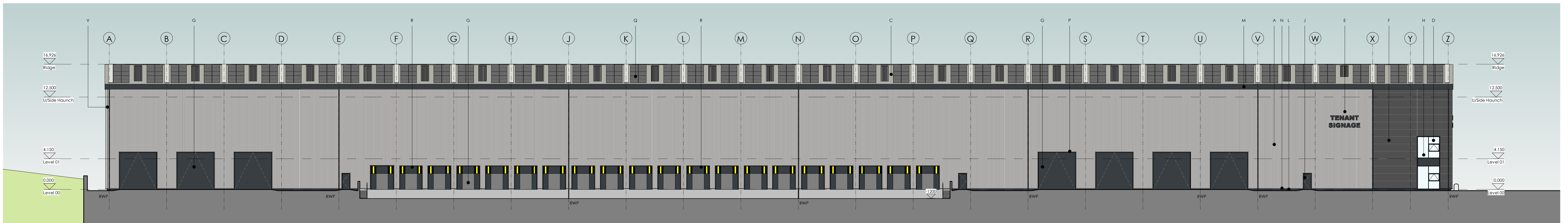
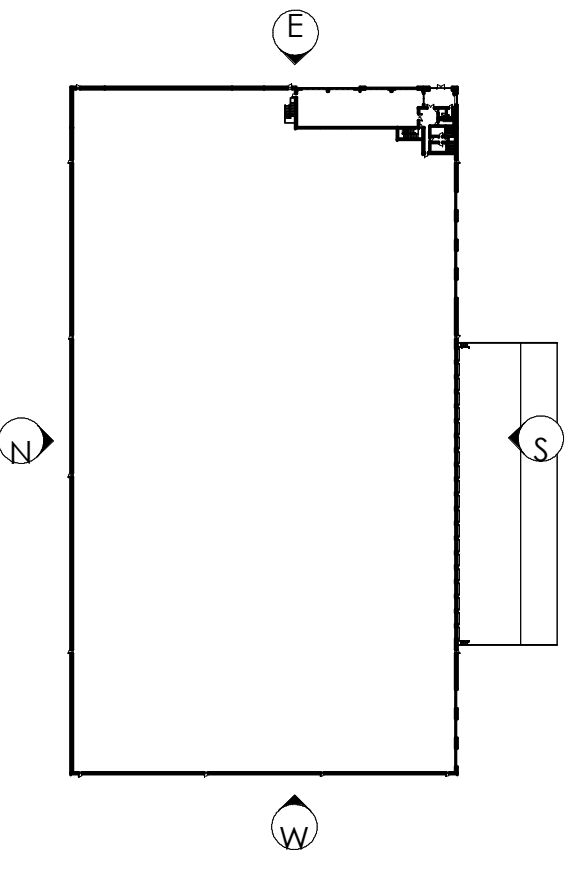




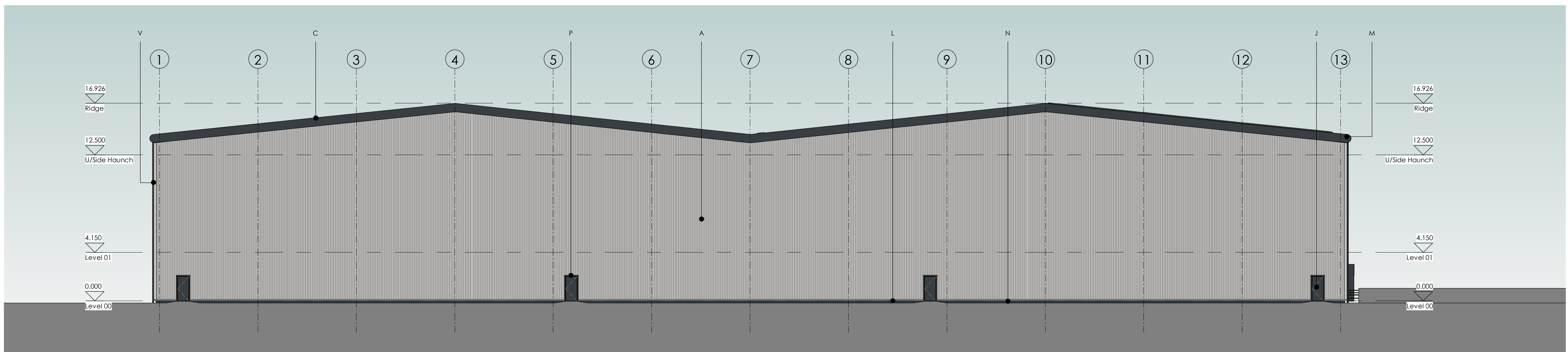
NORTH ELEVATION  
1:200



EAST ELEVATION  
1:200



SOUTH ELEVATION  
1:200



WEST ELEVATION  
1:200

- 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 500 70 05 (Dusky Green)
  - D - Polyester Powder Coated Aluminium Curtain Walling with Opening Lights, colour: RAL 7016 (Anthracite)
  - E - Polyester Powder Coated Aluminium Signage, to be confirmed, to be installed by tenant
  - F - Metal Composite Cladding Panels to Office Warehouse, colour: RAL 7016 (Anthracite)
  - G - External Sectional Overhead Doors, colour: RAL 7016 (Anthracite)
  - H - Insulated Soundproof Panels, colour: RAL 7016 (Anthracite)
  - J - External Steel Doorsets, colour: RAL 7016 (Anthracite)
  - K - Automatic Opening Glazed Entrance Doors, colour: RAL 7016 (Anthracite)
  - L - Smooth Facing Engineering Brickwork, Staffordshire Smooth Blue
  - M - Aluminium Flashing to eaves, colour: RAL 7016 (Anthracite)
  - N - Aluminium Flashing to base of cladding, colour: To match cladding above
  - P - Aluminium Flashing around openings, colour: To match cladding above
  - Q - Roof mounted photovoltaics
  - R - Deck leveler curbs, colour: RAL 7016 (Anthracite)
  - S - Roof Walkway with Mosaic system
  - T - Metal Composite Cladding Panels to Office, colour: RAL 9006 (Metallic Silver)
  - U - Horizontally Laid Profiled Metal Wall Cladding to Office, colour: RAL 7016 (Anthracite)
  - V - Aluminium corner flashing to vertical metal wall cladding, colour: RAL 9006 (Metallic Silver)

INFORMATION SHOWN INDICATIVE

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P1	30.11.22	ISSUED FOR PLANNING	EB	SMC																			
P2	04.04.23	DOCKING ARRANGEMENT REVISED, DOCK NUMBERS INCREASED, OFFICE LOCATION FLIPPED FOLLOWING COMMENTS	SB	DW																			
P3	14.06.2023	DRAWING NOTED AS INDICATIVE	DW	SMC																			

Drawing Title: **PLANNING**

Job Title: **ULKE TEESIDE PLOT 5A**

Job No: **3964**

Drawing Title: **INDICATIVE GA ELEVATIONS**

Date: **NOV 2022**

Scale: **AS Indicated**

Drawn By: **EB**

Checked By: **SMC**

Quantity No: **3964-FBA-ZZ-XX-DR-A-010050**

Rev: **P3**

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