

COMING SUMMER 2025

WYNYARD RETAIL PARK

Stockton-on-Tees, Billingham, TS22 5TB



Northumberland
Estates



TO LET

Phase I pre-let to Sainsbury's, Starbucks & Burger King.
Bespoke units available from 5,000 sq ft (465 sq m)

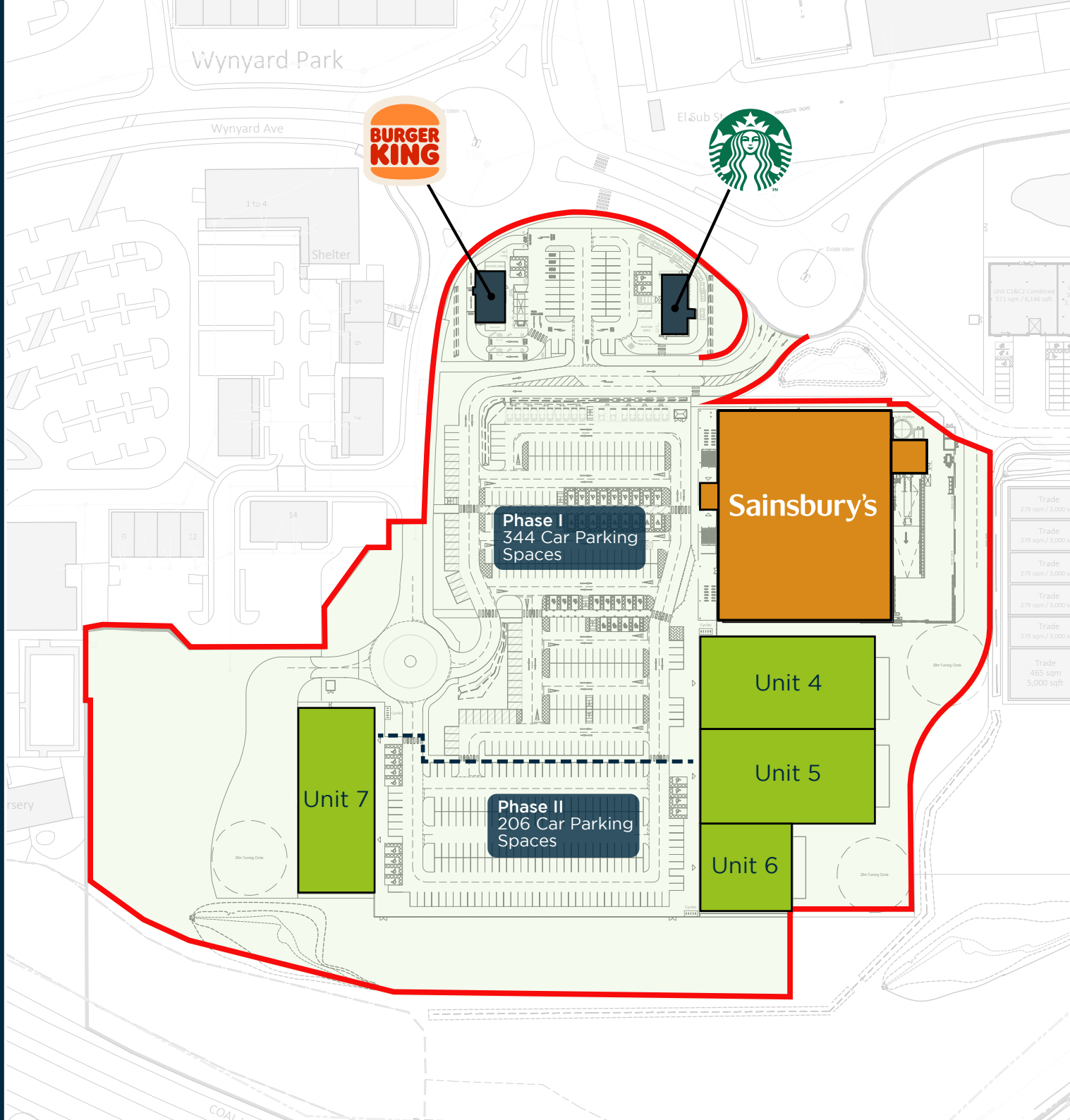
SCHEME PLAN

Wynyard Retail Park is a new commercial development offering high quality retail space anchored by a 48,330 sq ft Sainsbury's food store. Starbucks and Burger King will complete the Phase I line-up.

Phase II will comprise a further 66,000 sq ft of retail accommodation across a range of unit sizes. Bespoke units can be delivered from 5,000 sq ft to 40,000 sq ft.

The Retail Park will be complemented by a new Trade Park, totalling 79,000 sq ft.

Sainsbury's	48,330 sqft
Starbucks	1,853 sqft
Burger King	1,800 sqft
Unit 4 - To Let	20,000 sqft
Unit 5 - To Let	20,000 sqft
Unit 6 - To Let	10,000 sqft
Unit 7 - To Let	16,000 sqft
Total	117,983 sqft





WYNYARD VILLAGE

WYNYARD BUSINESS PARK

WYNYARD RETAIL PARK

amazon

GXO

WYNYARD TRADE PARK

SCREWFIX

HOWDENS

PFS DEVELOPMENT PLOT

A689

Kids-1st

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 Retail 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	
Billingham	3 miles
Stockton	6 miles
Middlesbrough	8 miles
Durham	16 miles

Darlington	20 miles
Sunderland	24 miles
Newcastle Upon Tyne	33 miles

RAIL	
Middlesbrough	8 miles
Darlington	19 miles
Newcastle Upon Tyne	33 miles

AIR	
Teesside International Airport	11 miles
Newcastle International Airport	41 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



Wynyard Business Village, Wynyard Business Park



Manorside, Wynyard Village

3,755,000 sqft
of commercial space employing over 4,000 people



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



Wynyard Park House, Wynyard Business Park

WYNYARD RETAIL PARK

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