

FOR SALE / TO LET
PRIME INDUSTRIAL WAREHOUSE UNITS
35,000 SQ FT - 132,000 SQ FT

A Development by



DYNAMAMO PARK

CHELTENHAM ROAD
STOCKTON-ON-TEES
TS18 2AD

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FRONTING THE A19 WITH OVER 80,000 VEHICLES PASSING EVERY DAY • BREEAM EXCELLENT • EPC A RATING

DETAILED PLANNING APPROVED - READY TO GO



DYNAMO PARK

↑ To Hartlepool,
Sunderland &
Newcastle

A19

To A1(M)
York & Leeds ↘

4

3

2

1

5

6

7

8

JT Dove

Portrack Trade Park

Halfords

Yodel

Steel River Drinks

Screwfix

Joseph Parr

Furniture Village

Pirtek Cleveland

Trade Point

Greggs

McDonalds

GoOutdoors

Aldi

B&Q

Cheltenham Road

SCS

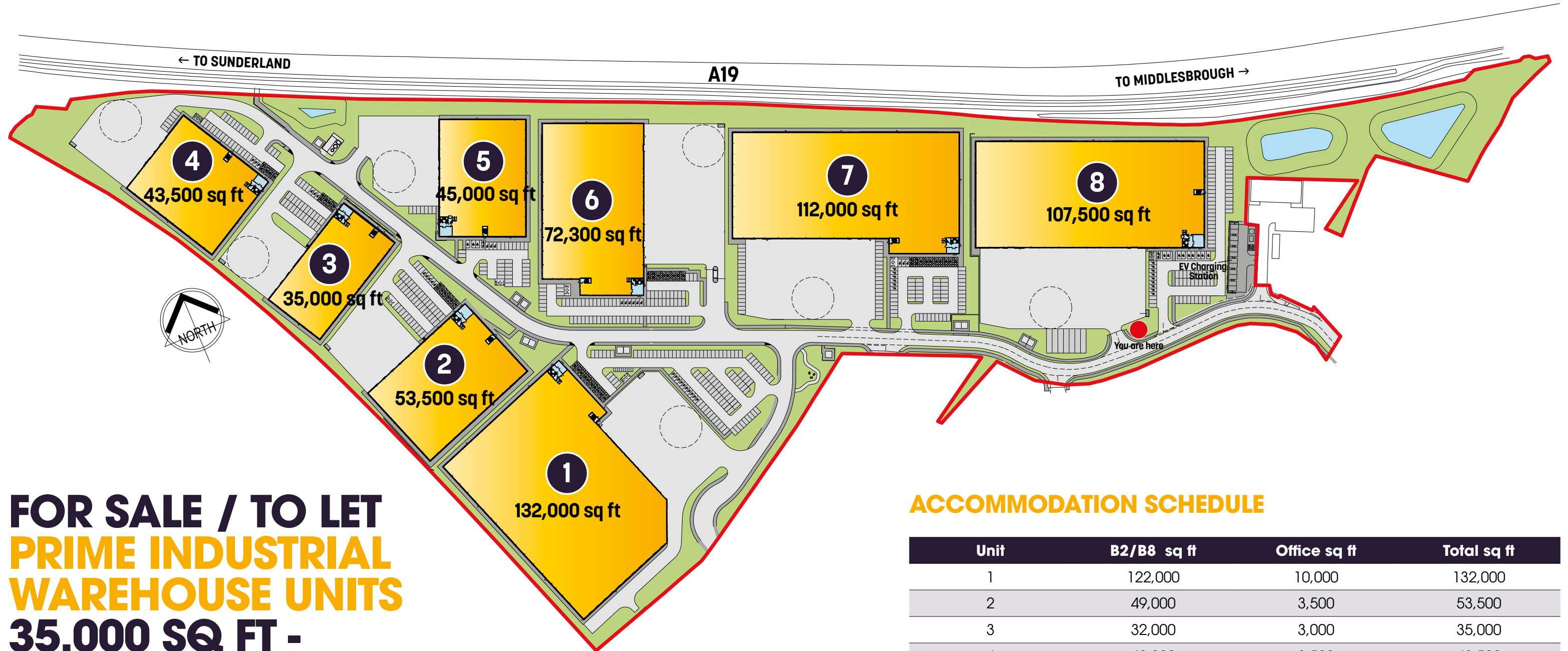
Portrack Lane

A1046

Dunelm

Dreams

JUST 500M FROM THE JUNCTION TO THE A19 GIVING FAST ACCESS TO THE A66 AND A1



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PRIME INDUSTRIAL
WAREHOUSE UNITS
35,000 SQ FT -
132,000 SQ FT

ACCOMMODATION SCHEDULE

Unit	B2/B8 sq ft	Office sq ft	Total sq ft
1	122,000	10,000	132,000
2	49,000	3,500	53,500
3	32,000	3,000	35,000
4	40,000	3,500	43,500
5	41,500	3,500	45,000
6	67,350	3,950	72,300
7	102,000	10,000	112,000
8	98,500	9,000	107,500
TOTAL	552,350	46,450	645,250



DYNAMO PARK

Dynamo Park is a 36 acre prime Industrial and Logistics development totalling 645,000 sq ft strategically located adjacent to the A19 in Stockton. The site benefits from excellent connectivity via the A19, A66 and A1(M) which provide access to the wider North East conurbation.

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Highly visible development with extensive frontage to the A19



Design and Build Opportunities



An established and fast-growing industrial and logistics location



Detailed planning approved



Good access to A1(M) via A66 to the south

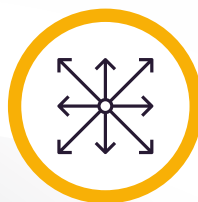


Suitable for industrial, regional, and national distribution, and last mile delivery operations



DEVELOPERS SPECIFICATION

ESG



**Yard Depths
39m-50m**



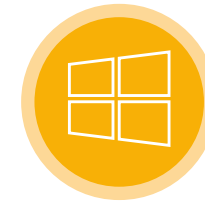
**Clear Height
10m - 15m**



**Floor Loading
50 kN/m²**



**Dock Loading Doors
Standard & Euros**



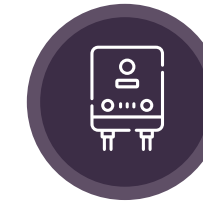
**Roof Lights
12%**



**VRF Office Comfort
Cooling / Heating**



**Smart Control
LED Lighting**



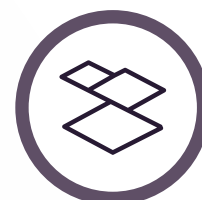
**Air Source Technology
Heat Pump**



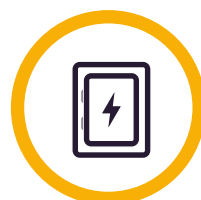
**Secure
Yards**



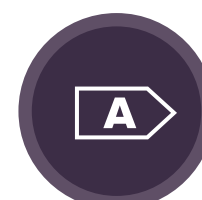
**Office Floors
Large Open Plan**



**Office Floors
Fully Raised**



**Ample
Power Supply**



**Target EPC
Rating A**



**BREEAM Targeted
Very Good / Excellent**



**Potential Solar
Warehouse Roofs**



**EV
Charging**

DYNAMO PARK

ONE
MILLION
PEOPLE

live within a 20
mile radius of
Dynamo Park

LOCAL ECONOMY

The UK's third largest port by tonnage and deepest port on the east coast of England; Teesport handles more than **5,000 vessels** and around **30 million tonnes** of cargo every year.



WELLBEING AT WORK



The East Coast Main Line at **Darlington** enables a 2 hour 20-minute journey to central London.



ACCESS TO
CYCLE PATH



PICNIC AREA



RETAIL, LEISURE, FOOD &
BEVERAGE OUTLETS WITHIN
WALKING DISTANCE



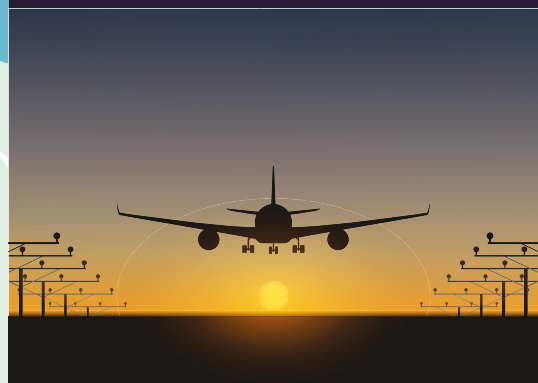
Teesside International Airport provides a gateway to global destinations for both business and logistics.

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ACCESS TO
PUBLIC TRANSPORT





CONNECTIVITY & TRANSPORT

Destination	Distance
A19	500m
Stockton	2 miles
Teesport	6 miles
Durham Tees Valley Airport	11 miles
Darlington	15 miles
Mainline Rail Station	15 miles
Sunderland	27 miles
Newcastle	38 miles
Leeds	70 miles
Manchester	115 miles

DYNAMO PARK

LOCATION

Dynamo Park fronts the A19 (500m) and located off the well-established retail/trade area bordering Portrack Lane (A1046).

Neighbouring occupiers include McDonalds, Costa Coffee, B&Q, Go Outdoors, Yodel, Toolstation, Screwfix, Greggs, Asda, Wickes, Halfords and SCS in addition to local retail, trade, and industrial/warehouse occupiers.

Frequent rail services to London, Leeds, York, Newcastle, and Edinburgh are afforded via the main East Coast station at Darlington, approximately 15 miles away.

Additionally, a range of domestic and international flights are available at Durham Tees Valley airport 11 miles away.

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CHELLENHAM ROAD / STOCKTON-ON-TEES / TS18 2AD

DYNAMO PARK

PLANNING

Detailed planning consent for unrestricted E(g)(iii), B2 and B8 uses.

EPC

EPC certificates will be available on completion.
EPC A targeted.

TENURE

The buildings are for sale or to let.

ALL ENQUIRIES

For viewings and additional information please contact the joint agents.

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