

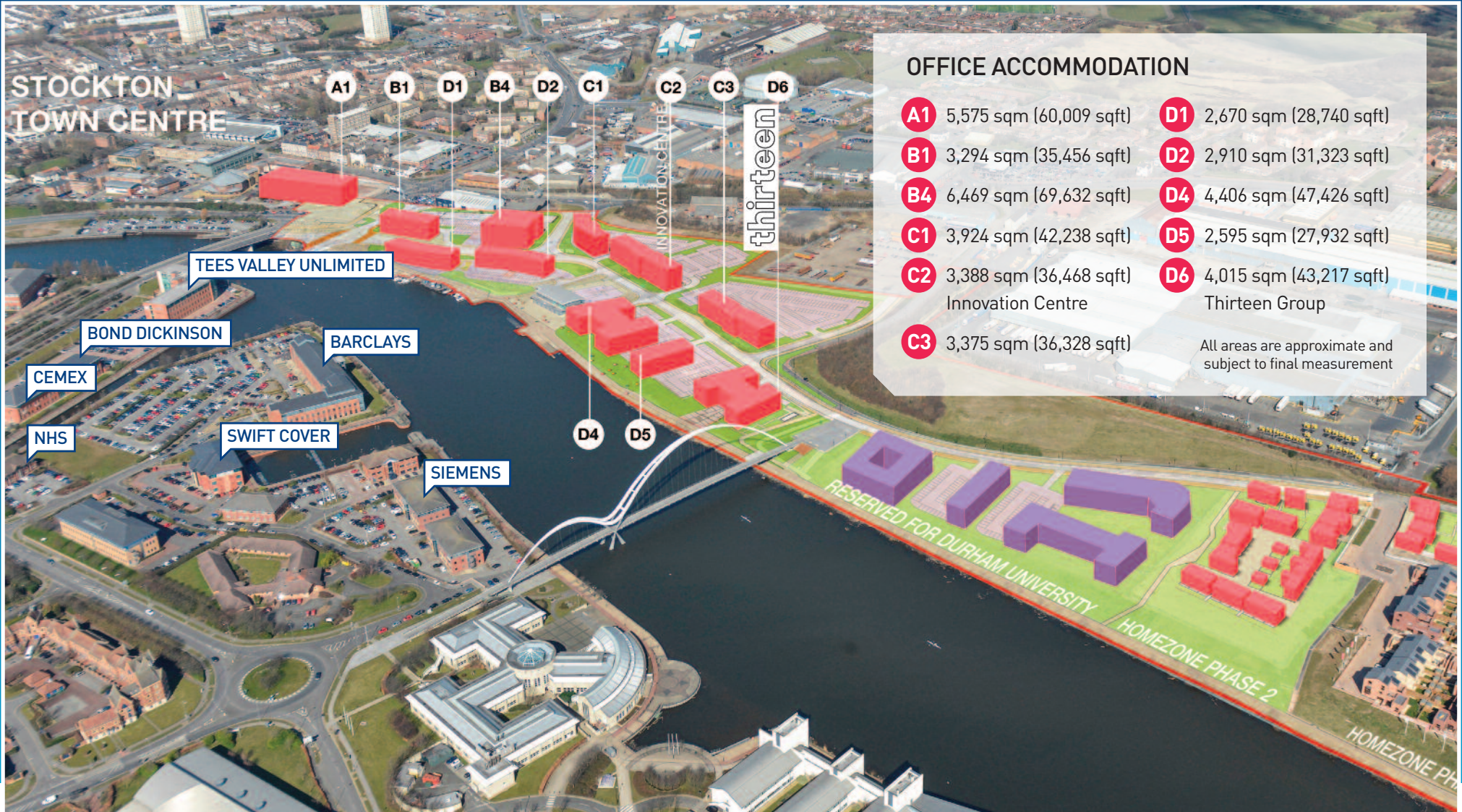


**OFFICES AVAILABLE  
FOR SALE / TO LET  
FROM 10,000 SQ FT  
Enterprise Zone Status**

Image of new headquarters for Thirteen Group commencing Spring 2014

  
**NORTHSHORE**

Stockton's new riverside business destination



OFFICE ACCOMMODATION	
<b>A1</b>	5,575 sqm (60,009 sqft)
<b>B1</b>	3,294 sqm (35,456 sqft)
<b>B4</b>	6,469 sqm (69,632 sqft)
<b>C1</b>	3,924 sqm (42,238 sqft)
<b>C2</b>	3,388 sqm (36,468 sqft) Innovation Centre
<b>C3</b>	3,375 sqm (36,328 sqft)
<b>D1</b>	2,670 sqm (28,740 sqft)
<b>D2</b>	2,910 sqm (31,323 sqft)
<b>D4</b>	4,406 sqm (47,426 sqft)
<b>D5</b>	2,595 sqm (27,932 sqft)
<b>D6</b>	4,015 sqm (43,217 sqft) Thirteen Group

All areas are approximate and subject to final measurement

## A New Dawn

Covering close to 56 acres, and with 1km of south facing frontage to the River Tees, Northshore is one of the most exciting regeneration developments in the north of England.

Northshore will create new offices, homes, retail, hotels, restaurants, bars, cafes and leisure facilities all set within a high quality waterside environment.

Situated adjacent to the eastern edge of Stockton-on-Tees town centre, Northshore will re-connect and re-orientate the town with the River Tees and provide nearly 4,500 new jobs and homes for approximately 500 people.

# High Quality Offices

Northshore offers prestigious new build offices to exacting requirements up to 42,621 sqm GIA (458,769 sqft), all in new state-of-the-art buildings.

Bespoke buildings for single use are available from 929 sqm (10,000 sqft), offering unrivalled flexibility of floor plate, size and configuration to perfectly match the operational needs of each business.

Options to let or buy with competitive terms available on request.

## Office Specification

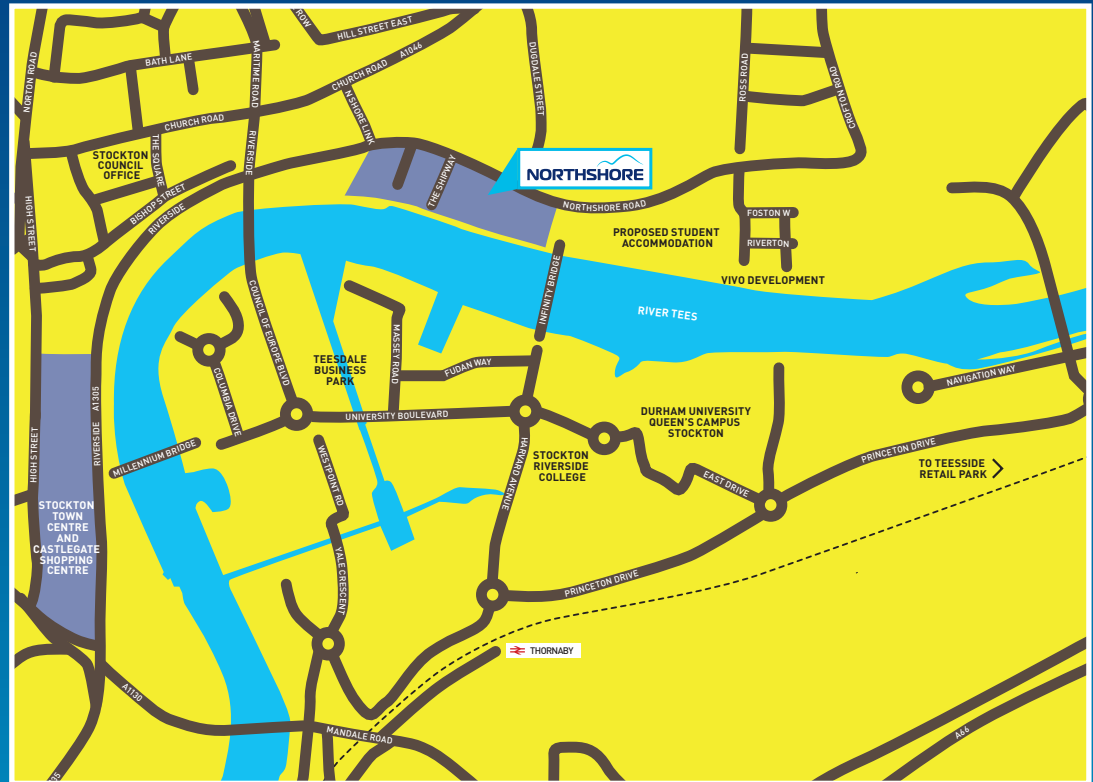
High quality office accommodation to a BCO Category A Standard.

- BREEAM very good
- Air conditioning
- Occupancy one person/10 m<sup>2</sup> net internal area
- Raised access floors
- Dedicated on-site car parking



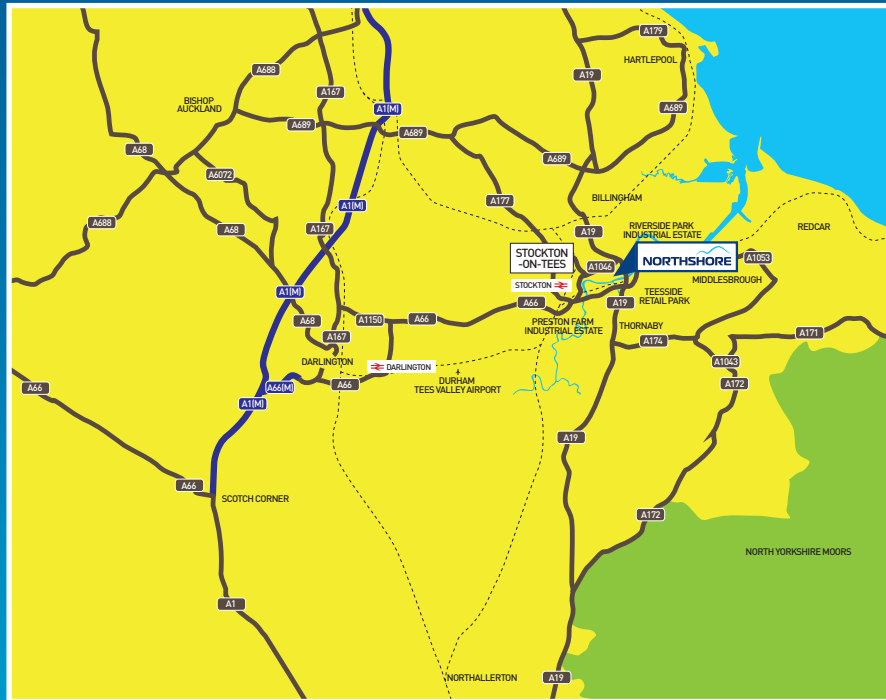
# NORTHSHORE

Stockton-on-Tees is located in the North East of England on the borders of North Yorkshire and County Durham. The town sits on the banks of the River Tees and is approximately five miles west of Middlesbrough. The region is linked with the rest of the UK and Europe with excellent infrastructure and direct access by rail and air.



Northshore Northshore Road, Stockton-on-Tees Cleveland TS18  
[www.northshorstocktonontees.com](http://www.northshorstocktonontees.com)

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