teeslink

STOCKTON-ON-TEES A66

TS16 0RD

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- A **55 Acre** Industrial and Logistics Park
- Freehold, Leasehold and **'Build-to-Suit'** Opportunities
- Units of up to **3,000 sq ft** to **500,000 sq ft**

Multi-modal Connectivity

Occupational from Q3 2027

Future-proof Credentials

THE NORTH EAST'S NEW INDUSTRIAL & LOGISTICS PARK

Teeslink is a 55 acre industrial and logistics development in the heart of Teesside, offering high-quality accommodation within an established employment location. Situated just 1.5 miles from the A66, with direct access to the A1(M) and A19 trunk roads, Teeslink benefits from exceptional multi-modal connectivity, providing easy access to regional, national and international markets. The development offers a range of opportunities for occupiers seeking a well-connected, high-quality business park environment.

1.5 MILES TO A66

EAGLESCLIFFE STATION ADJACENT SITE

DIRECT MAIN LINE ACCESS FOR RAIL FREIGHT

In Good Company

Situated in an established location for employment uses, nearby occupiers include the home of Tetley - Tata Global Beverages, Mersen (UK), NIFCO and Marshalls PLC.

Demographics

POPULATION AND QUALIFICATIONS

698,931 total population for Tees Valley

37% of working age population within Tees Valley educated to Level 4+ qualifications

EMPLOYMENT WITHIN TEES VALLEY

Working age population (16-64) 426,997

19,185 (4.5%) actively seeking employment

WAGE LEVELS AND LIVING COSTS

Tees Valley wage levels 17.5% below national average

Housing affordability ratio at 4.75 compared to the national average of 8.32

AVERAGE WAGE LEVELS REGION	GROSS MEDIAN WEEKLY PAY (2024 date - Source: ONS)	GROSS VALUE ADDED PER HOUR Worked (2022 date - Source: ONS)
Stockton-on-Tees	**£617**	**£42.60**
Midlands (West)	£688	£34.60
North East	£650	£34.00
Yorkshire & The Humber	£675	£34.80
North West	£692	£36.80
South East	£779	£44.40
South West	£585	£36.90
Great Britain	£730	£40.30

SOURCES: Nomis, 2023 figures - ONS Regional gross disposable household income (2022 latest figures) - ONS, Housing price to residence-based earnings ratio (year ending 2024)

Indicative Specification / ESG Credentials

- EPC A Rating
- BREEAM 'Excellent'
- Power supply up to 15MVA
- 15% Roof Lights to Warehouse
- EV Parking Bays
- Covered Cycle Storage
- Roofs 100% PV Ready
- Responsible Sourcing
- Renewable Technologies

Indicative image of a Rula development

Driving Value for Occupiers

Rula Developments has extensive experience of delivering industrial and warehouse facilities of various sizes for occupiers, having the highest ESG credentials. Rula aims to provide bespoke buildings on time and to budget with the lowest possible running costs. With a range of plot sizes to accommodate a wide spectrum of requirements, Teeslink is the perfect location to grow your business.

Planning

Planning has been granted for the immediate delivery of the site infrastructure and outline consent for the class E (g) (iii), B2 & B8 buildings providing ultimate flexibility of the masterplan to meet occupiers property requirements.

Buildings are available for occupation from as early as Q3 2027.

Indicative image of a Rula development

THE MASTERPLAN A

(INDICATIVE SCHEME)

BUILD-TO-SUIT OPPORTUNITIES

FROM 3,000 SQ FT (279 SQ M)
UP TO 345,000 SQ FT (32,051 SQ M)

THE MASTERPLAN B

(INDICATIVE SCHEME)

BUILD-TO-SUIT OPPORTUNITIES

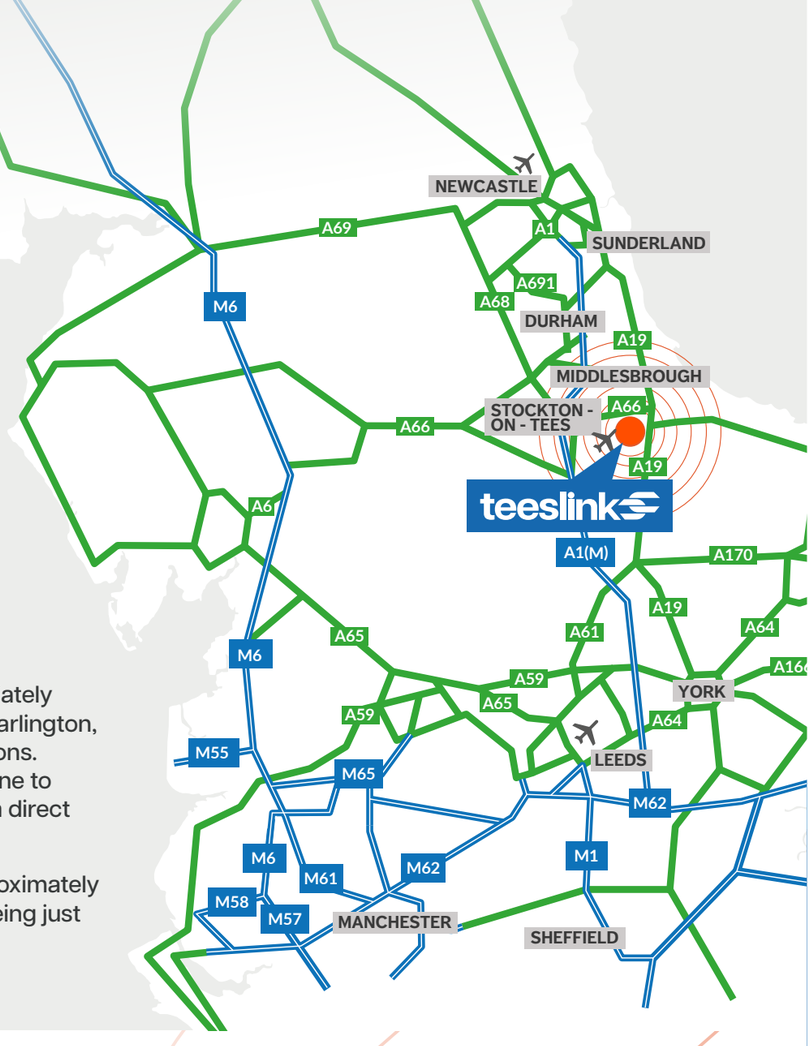
FROM 3,000 SQ FT (279 SQ M)
UP TO 483,000 SQ FT (44,872 SQ M)

Location

Teeslink is strategically located 1.5 miles from the A66 which connects the A19 and A1(M). The site sits less than 5 miles southwest of Stockton Town Centre and 8 miles west of Middlesbrough.

Eaglescliffe Railway Station is immediately adjacent offering direct services to Darlington, Stockton and surrounding conurbations. Eaglescliffe is on the Grand Central Line to London (4 trains daily) and provides a direct service to Manchester Airport.

Teesside International Airport is approximately 5 miles from the site with Teesport being just 15 miles away (25 minutes).



Connections

Road Destination	Times	Miles
Newcastle	50 mins	43
Leeds	1 hr 20 mins	65
Manchester	2 hrs 10 mins	109
Nottingham	2 hrs 32 mins	124
Edinburgh	3 hrs	160
Glasgow	3 hrs 19 mins	184
London	4 hrs 51 mins	247

Rail Destination (from Eaglescliffe)	Times
Edinburgh Waverley	2 hrs 22 mins
London Kings Cross	2 hrs 48 mins
Manchester Airport	2 hrs 50 mins

Airports	Times	Miles
Teesside Int. Airport	50 mins	5
Newcastle Airport	1 hr 8 mins	46
Manchester Airport	2 hrs 32 mins	119

Ports	Times	Miles
Teesport	9 mins	5
Port of Tyne	48 mins	39
Port of Hull	1 hrs 56 mins	105

Yarm

Yarm is a thriving market town located just 1.9 miles from Teeslink Durham Lane, making it only a short 7 minute drive away.

Known for its picturesque High Street, independent boutiques, cafés, restaurants and riverside setting, Yarm offers an excellent range of local amenities for businesses and employees alike. The town and surrounding area provide convenient access to a variety of everyday amenities, including Tesco, Lidl and Sainsbury's supermarkets, JD Gyms, Starbucks and McDonald's, alongside a wide range of cafés, restaurants, hospitality venues and local services.

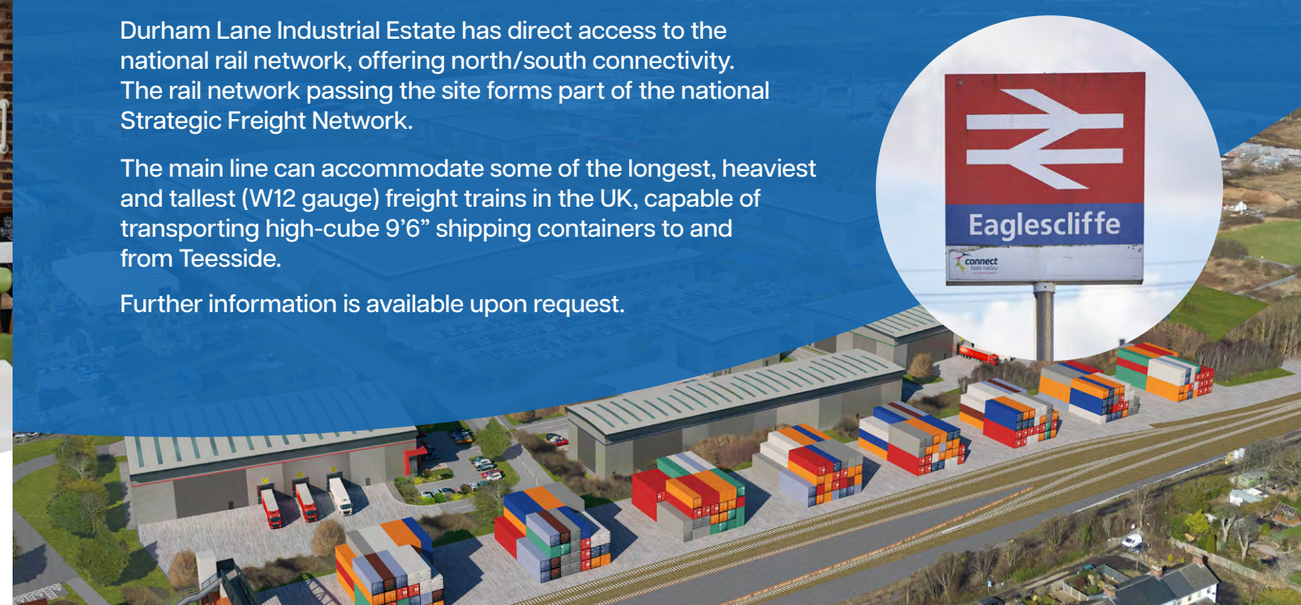
With supermarkets, gyms, banking facilities and hospitality venues all nearby, the town provides a convenient and attractive location within easy reach of the Teeslink development.

Potential for Rail Connectivity

Durham Lane Industrial Estate has direct access to the national rail network, offering north/south connectivity. The rail network passing the site forms part of the national Strategic Freight Network.

The main line can accommodate some of the longest, heaviest and tallest (W12 gauge) freight trains in the UK, capable of transporting high-cube 9'6" shipping containers to and from Teesside.

Further information is available upon request.



Terms

Terms are available on both a freehold and leasehold basis for cost effective solutions to meet occupiers' bespoke requirements. Further information is available upon request.

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A Development by

RULA DEVELOPMENTS

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Stockton-on-Tees BOROUGH COUNCIL

TEES VALLEY

HM Government