

PERFECTLY
PLACED FOR
TAKE OFF

7 Part of the
Teesside Freeport



THE OPPORTUNITY

Teesside International Airport has a world-class business park, with 375 acres available for development, in a key strategic aviation, logistics and manufacturing location.

It provides unique airside access at the heart of one of the UK's largest and most integrated industrial economies.

With millions of pounds of investments already under way, Teesside Airport Business Park offers businesses the opportunity to be a part of a thriving, world-class business destination.



Land & Property

375 acres for development



Development

5.2million sq ft of flexible, scalable space



Freight Services

Offering access to global markets



Teesside Freeport

With customs benefits available to occupiers



Airside Access

If required



Existing Premises

Approx 350,000 sq ft of existing premises

TEESSIDE FREEPORT

Teesside International Airport Business Park is part of the Teesside Freeport, the UK's biggest and most successful Freeport. The Teesside Freeport is the UK's best-connected Freeport, unlocking global markets and major international trade hubs. The Business Park is part of the Freeport customs zone, meaning imports can enter the customs area without paying tariffs.



Duty suspension on entry



Duty flexibility to select most beneficial treatment on imports



Duty exemptions for re-exports



Free movement of goods between Freeports

WHY TEESSIDE

Located midway between Darlington and Stockton-on-Tees in North East England, Teesside International Airport is surrounded by the beautiful Tees Valley countryside and enjoys the best the area has to offer for employers and employees.

The area has a rich history of industry and innovation, with a supply chain made up of a wide range of companies, attracting some of the most strategically important multinational companies to the region. This thriving supply chain is complemented by a highly skilled workforce, specialising in manufacturing and engineering. Tees Valley is home to some of the most forward-thinking experts in new technologies, sitting in the centre of a cluster of universities and specialist R&D organisations.

Governed by one of only a few Metro Mayors in the UK, it is also home to the Government's new Darlington Economic Campus, Teesworks – the UK's largest industrial zone – and the UK's largest and most successful Freeport.



2.5million
people within a 1hr drive time



Connected
via road, rail, air and sea with
airside access if required



£17.8billion
fast-growing economy



Skilled Workforce
Access to skilled workforce
and skills support



Innovation
in our DNA



Industry
One of the UK's most
integrated industrial economies



Freeport
UK's biggest and
first operational



HMT
Home to the Treasury at the
Darlington Economic Campus



LAND & PROPERTY

Teesside International Airport Business Park is an 818-acre world-class business destination.

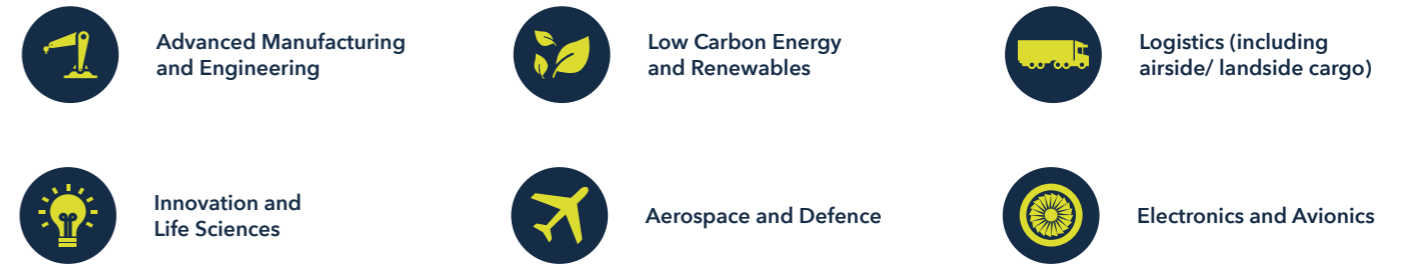
With 375 acres available for development in a key strategic aviation, logistics and manufacturing location. It provides unique airside access at the heart of one of the UK's largest and most integrated industrial economies.



A proven location for global businesses:



Industrial sectors suitable for development at Teesside International Airport include:





The hangar scheme has more than 230,000 sq ft of planned development, creating hangar space for global businesses

DEVELOPMENT OPPORTUNITIES

Teesside International Airport's business park offers companies the opportunity to be located at a world-class business destination.

Its 375 acres of developable land sit within the UK's biggest Freeport, offering customs benefits to occupiers.

With the unique benefit of airside access, the Business Park provides exciting development opportunities including ground lease, design and build and redevelopment of existing buildings.

The real estate offer at Teesside International Airport is planned around a variety of property types including:



Industrial and Logistics



Laboratory and R&D



Airside access if required



Offices



Aviation



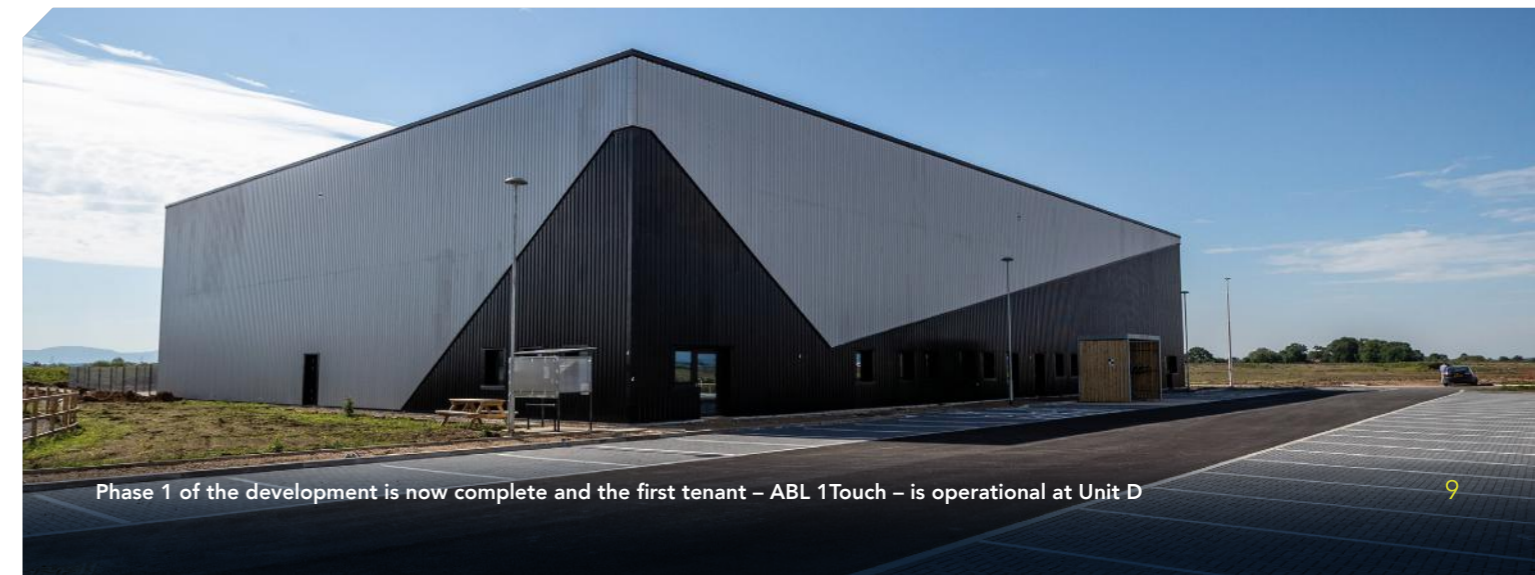
Hangars

As part of a thriving airport community at the heart of a resurgent Tees Valley, the business park has already secured millions of pounds of investment, establishing a vibrant commercial centre.

Demand is high in this sought-after area, with more than 40 existing occupiers from a range of industries. Current tenants include FedEx, Willis, Draken and Airbourne Colours, who have all recently invested to expand their operations at the Business Park.

Land ownership includes significant areas, totalling 5.2million sq ft for development relating to manufacturing, logistics, aviation and warehouse facilities. Work is now under way to transform this unique space into an agile and leading home for business, with the first phase now complete and the first tenants announced.

A new 1.5km link road has been built, connecting the business park directly to the A67, which links the business nationwide through the A66, A19 and A1(M).



Phase 1 of the development is now complete and the first tenant – ABL 1Touch – is operational at Unit D

SUSTAINABILITY

Discussions are under way to link the Airport business parks and their occupiers with alternative sustainable sources to provide futureproofed green energy supplies.

Teesside International Airport's decarbonisation action plan includes:

- » Operationally Net Zero by 2030
- » Installation of renewable energy systems (including solar)
- » Permanent hydrogen refuelling stations
- » Existing and future partnering with Sustainable Aviation Fuel (SAF) projects



DELIVERY OPTIONS/TENURE

There are a range of delivery options to meet occupiers' requirements:

- » Speculatively built units
- » Units designed to occupiers' individual requirements
- » Land for companies to build their own premises
- » Existing units within the airport estate (when available)
- » Premises are available leasehold. Land is available on a long ground lease.
- » Further terms on application to the letting agents.

FREIGHT RENEWABLES
LOW CARBON AVIATION
LIFE SCIENCES **CHEMICALS**
ENGINEERING TECHNOLOGY
LOGISTICS DESIGN **R&D**
LABORATORY
DEFENCE **MANUFACTURING**

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