



# Wynyard Business Park, Stockton-on-Tees, TS22 5TB

**Modern purpose-built industrial building 124,031 sq ft  
(11,523 sq m) with Offices 15,069 sq ft (1400 sq m)**

**Site area 9.814 acres**

**FOR SALE/  
TO LET**



For indicative purposes only

Pegasus House is located within Wynyard Business Park, which is a 700 acre high quality landscaped mixed-use development within the Tees Valley.



Wynyard Business Park is home to many national and international companies including SK Chilled Foods, Amazon, GXO, Made for Trade, Korniche Aluminium Systems, Gleeson Homes, Acculabs Diagnostics, North East Ambulance Service, Sofco, Direct Sports, Cleveland Police and many others.

The wider Wynyard Park development also benefits from many onsite amenities including Busybees childcare & nursery, Atom Health and Fitness Gym, Sainsburys supermarket, Burger King and Starbucks.

Additionally Wynyard Park benefits from direct access to the Wolviston services which is home to BP, Premier Inn, McDonald's and KFC.

The executive housing estate Wynyard Park is located immediately to the west, achieved Garden Village status in 2020 and plans to deliver up to 7,000 homes by 2035.





WYNYARD PARK

WELLINGTON HOUSE

PEGASUS HOUSE

amazon

WYNYARD PARK HOUSE

WYNYARD BUSINESS VILLAGE

KFC

GXO

Busy Bees

Sainsbury's

WYNYARD TRADE PARK

A689

A19

WOLVISTON INTERCHANGE

COSTA

Premier Inn Rest Easy

McDonald's

WOLVISTON SERVICES

bp

Domino's Pizza

A689



Prominent roundabout location with immediate access to A19 and A689, with a 10 minute drivetime to the A1(M)



22,000 cars passing daily on the A689 and 53,000 cars passing daily on the A19

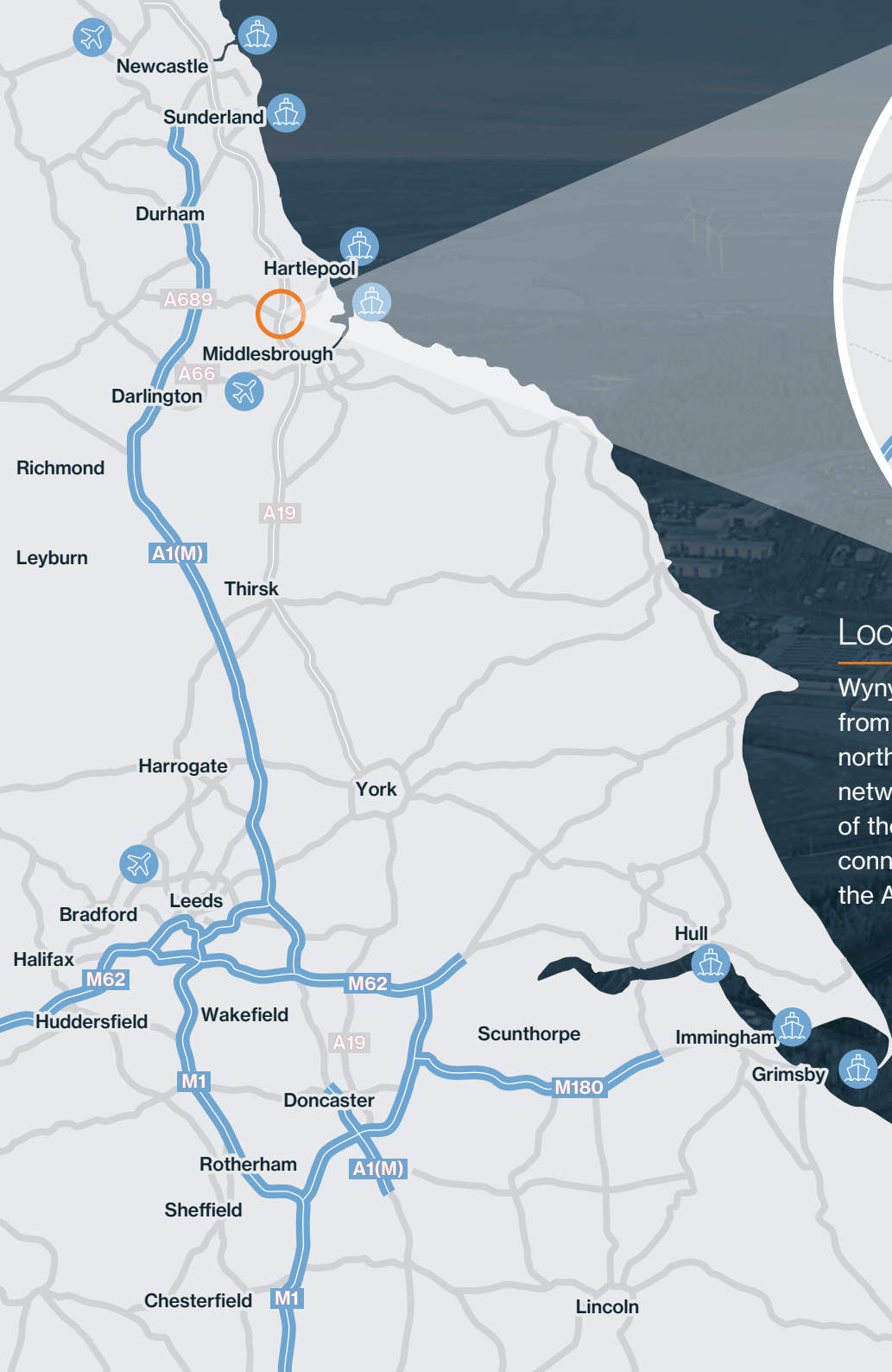


1,755,000 sqft of commercial space, home to 60+ businesses employing over 2,000 people



Fast-growing regional UK economy worth £18.9 billion









what3words  
later.trek.panoramic

### Location

Wynyard Business Park 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 North East and Yorkshire. The A19 also connects to the national motorway network with the A1M being only 10 mins away.

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



# Teesside



The local chemical and process sector has double the number of jobs relative to the rest of the UK with productivity 38% higher than the national rate<sup>1</sup>



Freeport at Teesport set to create more than 18,000 jobs and add £3.2 billion to the regional economy in the first 5 years



Tees Works a major redevelopment within Teesside on the UK's largest industrial zone, consisting of 4,500 acres with £2bn investment secured and 2,725 jobs created<sup>2</sup>



The UK's first carbon utilisation and storage facility based on Teesside, capturing 10 million tonnes of CO<sub>2</sub>



The UK's third largest port by tonnage and deepest port on the east coast of England, Teesport handles more than 5,000 vessels, around 30 million tonnes of cargo and 650,000 TEU every year



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



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



Teesside set to become UK's first ever hydrogen transport hub<sup>3</sup>

<sup>1</sup> <https://teesvalley-ca.gov.uk/about/our-region/economy/>

<sup>2</sup> <https://www.teesworks.co.uk/>

<sup>3</sup> <https://ukccsrc.ac.uk/wp-content/uploads/2020/07/Teesside-Valley-16072020.pdf>

## Description

The property comprises a modern purpose-built factory facility, of steel portal frame construction with profile, insulated steel cladding to external walls and roof.

The building is set out as four parallel interconnected bays with service and loading access at either end.

The front of the building contains an impressive entrance lobby and reception area, leading to the offices and amenity areas.

The remaining bays provide storage and workshop accommodation with goods inward and dispatch bays at opposite ends.

The roof has approximately 17% skylight coverage providing natural light to the workshop areas.

The roof is drained by a symphonic drainage system installed to the valley gutters.

The roof has recently been completely refurbished with a new protective coating and a secondary symphonic drainage system and overflows installed to valleys. The works are subject to a new 20-year warranty.





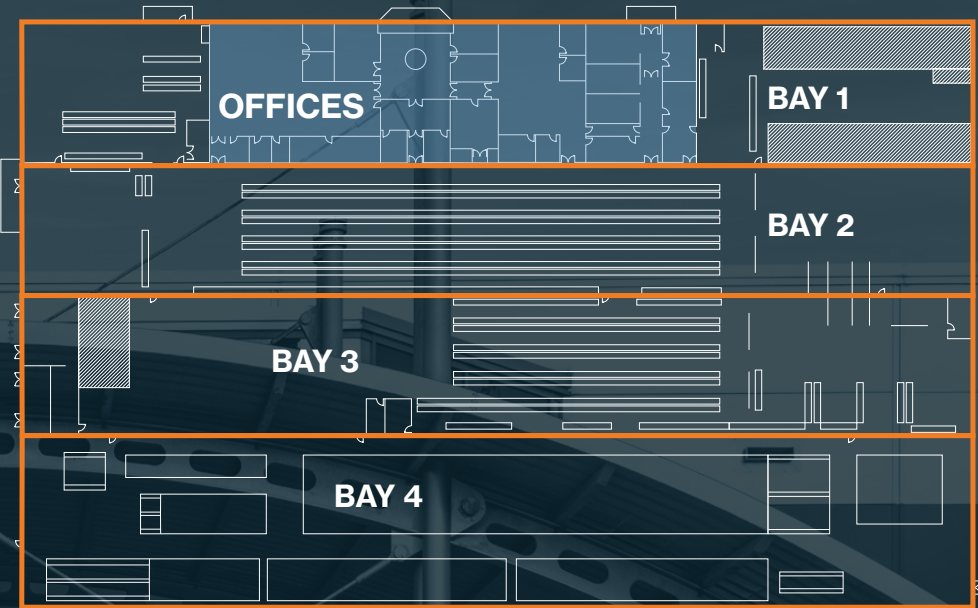
## External

Externally the building has a dedicated service road leading to yard and loading areas at the western and eastern elevations where a

combination of ramps and dock levellers provide access to loading doors. To the front of the building is a generous parking area for 229 cars.

## Accommodation

Bay	Depth	Length	Size sqm	Size sqft	Minimum eaves height
1	20.0	138	2,760	29,708	5.75
2	19.5	138	2,691	28,965	5.75
3	20.0	138	2,760	29,708	7.75
4	24.0	138	3,312	35,650	5.91
<b>Total</b>			<b>11,523</b>	<b>124,031</b>	
<b>Offices and Amenity block (within Bay 1)</b>					
			1,400	15,069	



## Site

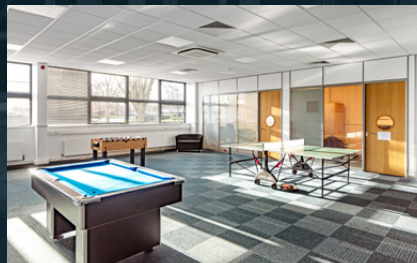
The total site area is 9.814 acres

## Services

Bay 1 workshop contains a 2 tonne travelling crane. Bay 4 contains 3 × 5 tonne travelling cranes.

The offices and amenity areas are heated by way of gas fire boiler.

The site has a single electricity supply and each bay is served by dedicated distribution board.





## Planning

The current planning use is for B8 Warehousing. This was changed in 2005 from the original use, B2 Manufacturing.

It is the purchaser's responsibility to verify that their intended use is acceptable to the local planning authority.

## Rating

The property has a current rateable value of £400,000

The rateable value from 1 April 2026 is listed as £405,000

## Tenure

The property is held by way of a 999 year long leasehold interest from 16 September 2005.

## Availability

The property is available on a for sale or to let basis with vacant possession subject to the relocation of the existing occupier.

## Price and rent

On application

## VAT

The property is elected for VAT

## EPC

The property has a rating of C (57)

## Service charge

A service charge is levied on all occupiers within the business park for the upkeep of the common parts of the estate.

## Legal costs

Each party to be responsible for their own legal costs incurred.

## Money laundering

In order to comply with Anti Money Laundering Regulations a successful purchaser will be requested to provide two forms of identification and details of the source of funding.

## Viewing

Strictly by appointment with the sole agents

# PortlandDoddsBrown

For further information contact:

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