

**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

[dynamopark.co.uk](http://dynamopark.co.uk)

FRONTING THE A19 WITH OVER 80,000 VEHICLES PASSING EVERY DAY • BREEM 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

B&Q

Cheltenham Road

SCS

Aldi

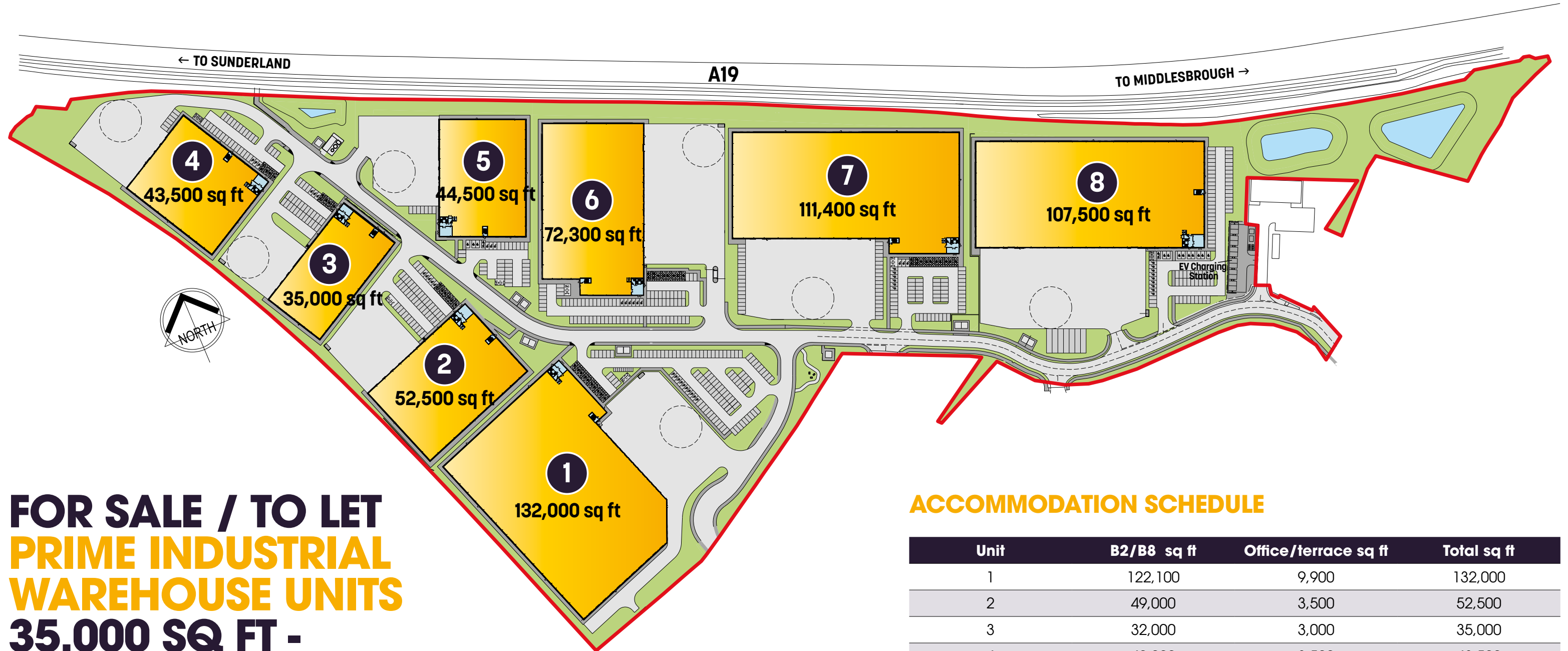
**A1046**

Portrack Lane

Dunelm

Dreams

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



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

### ACCOMMODATION SCHEDULE

Unit	B2/B8 sq ft	Office/terrace sq ft	Total sq ft
1	122,100	9,900	132,000
2	49,000	3,500	52,500
3	32,000	3,000	35,000
4	40,000	3,500	43,500
5	41,000	3,500	44,500
6	67,400	4,900	72,300
7	102,000	9,400	111,400
8	98,500	9,000	107,500
<b>TOTAL</b>	<b>552,000</b>	<b>46,700</b>	<b>598,700</b>



# DYNAMO PARK

**Dynamo Park** is a 36 acre prime Industrial and Logistics development totalling 598,700 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.

[dynamopark.co.uk](http://dynamopark.co.uk)



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

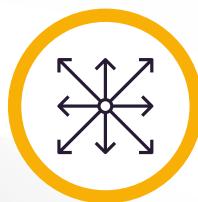


Suitable for industrial, regional, and national distribution, and last mile delivery operations



## DEVELOPERS SPECIFICATION

## ESG



**Yard Depths**  
39m-50m



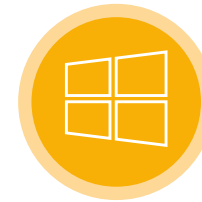
**Clear Height**  
10m - 15m



**Floor Loading**  
50 kN/m<sup>2</sup>



**Dock Loading Doors**  
Standard & Euros



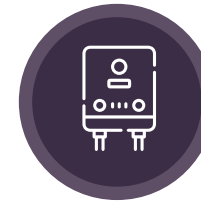
**Roof Lights**  
12%



**VRF Office Comfort**  
Cooling / Heating



**Smart Control**  
LED Lighting



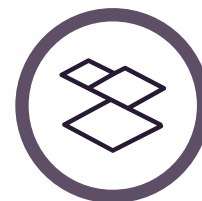
**Air Source Technology**  
Heat Pump



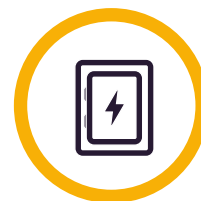
**Secure**  
Yards



**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

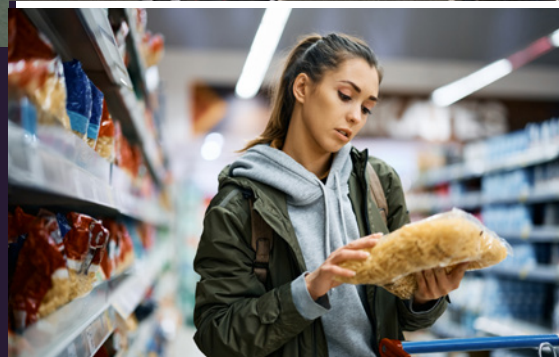
The UK's third largest port by tonnage and deepest port on the east coast of England; Teesport handles more than **5,000 vessels** and around **30 million tonnes** of cargo every year.



**WELLBEING AT WORK**



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



ACCESS TO  
CYCLE PATH



RETAIL, LEISURE, FOOD &  
BEVERAGE OUTLETS WITHIN  
WALKING DISTANCE



PICNIC AREA



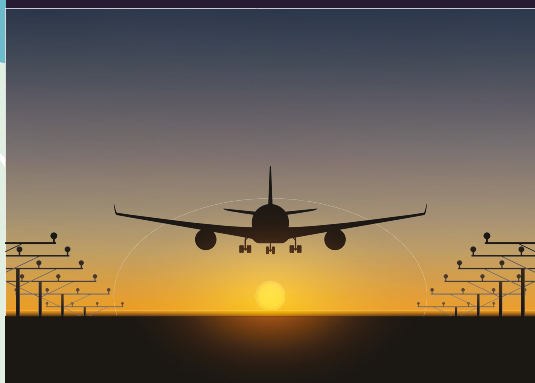
**Teesside International Airport** provides a gateway to global destinations for both business and logistics.

[dynamopark.co.uk](http://dynamopark.co.uk)



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

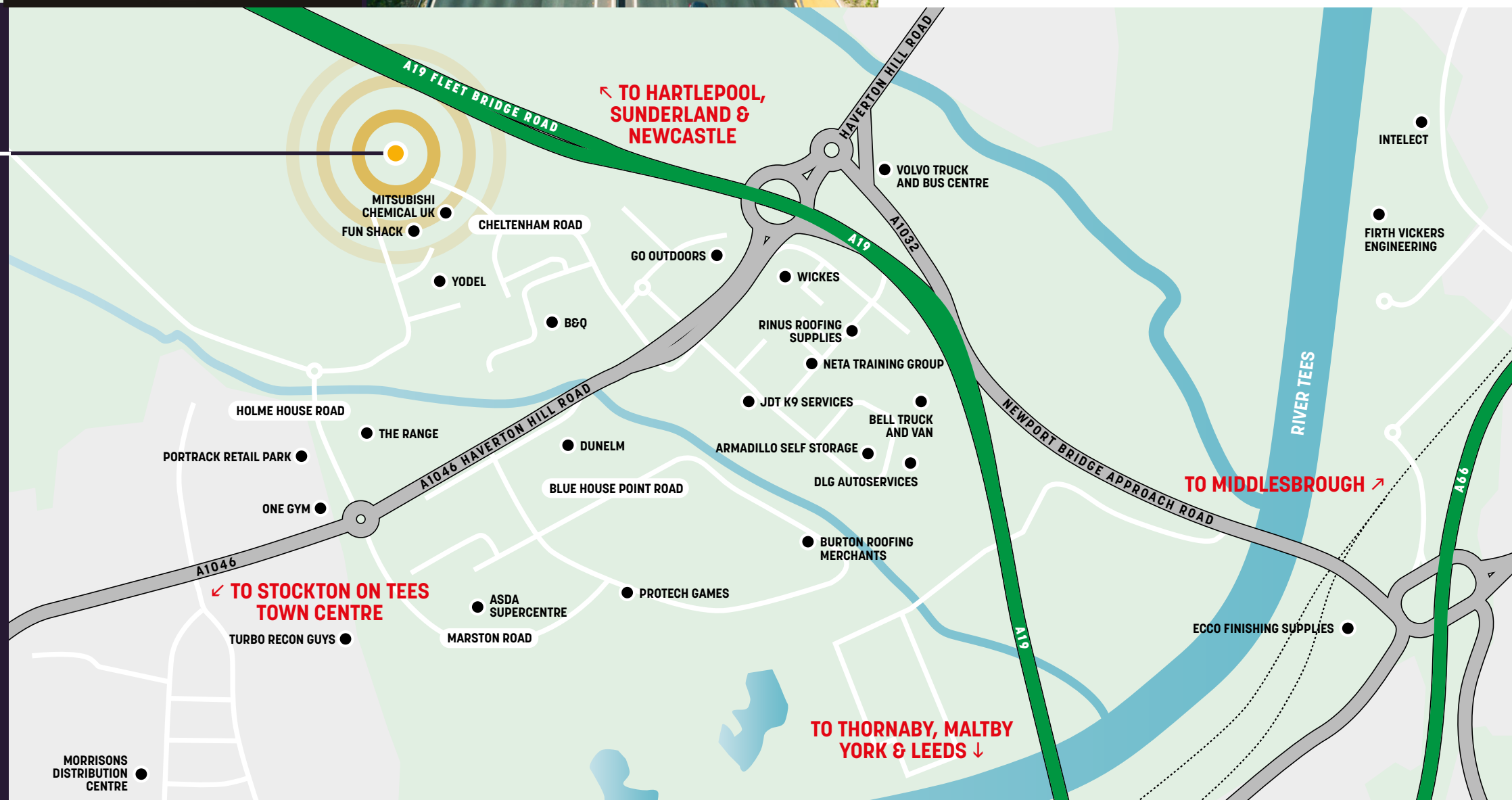
Dynamo Park fronts the A19 (500m) and located off the well-established retail/trade area bordering Portrack Lane (A1046).

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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