

An aerial architectural rendering of a proposed retail park development. The scene shows a large parking lot filled with cars, several modern retail buildings with flat roofs and solar panels, and a multi-story office-style building with a glass facade. The development is surrounded by greenery, trees, and a road with a bus. In the background, there are more industrial buildings and a body of water.

FOR SALE/TO LET

Teesworks Retail Park

Roadside Development Opportunities

TEESWORKS

A1053, Middlesbrough TS10 4RG

About the site

Located in Tees Valley, an exciting roadside development opportunity at Teesworks, Europe's largest and most active brownfield development site.

With excellent roadside access, the site will provide retail, leisure and hospitality offerings to the 16,000+ workforce that are forecast to be employed on the main industrial site, as well as serving existing local businesses and residents.

Outline planning permission is secured on the 10.5acre site, with indicative plans for a petrol filling station, 160-bed hotel, 2 drive-thru's, family pub and over 10,000sq ft of general retail, plus potential other uses.

Expressions of interest are sought for the opportunity to acquire any combination of the available plots or proposed units.



10.5 Acre site with outline planning secured for:



**Petrol Filling
Station**



**160 Bed
Hotel**



**2 x Drive Thru
Restaurants**



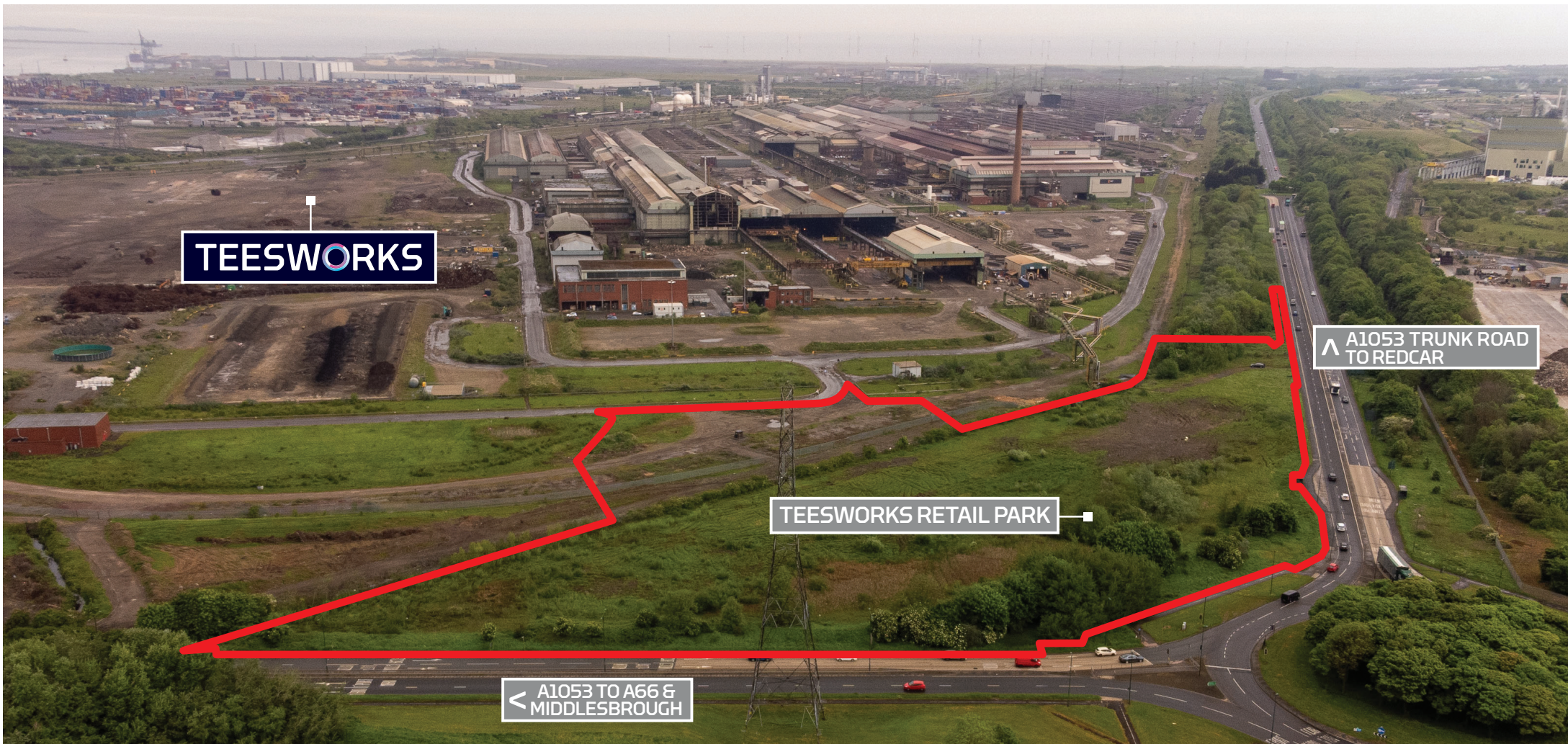
**A Family
Pub**



**Over 10,000sq ft
of general retail**

Plus potential other uses on the site





Site context

At 4,500 acres, Teesworks is at the heart of the UK's largest and most successful Freeport, unrivalled in size, scale and opportunity.

Immediate connectivity is provided to the North Sea, Europe and beyond, with construction complete and operational on the first 450m of the 1km heavy lift Steel River Quay.

Recent investment such as the £4bn bp-led Net Zero Teesside CCUS Project and S&AH Wind's £950million offshore manufacturing facility place the site as a national leader for the UK's Net Zero ambitions.

These two developments alone are forecast to be some of the largest employers in Teesside and are actively employing 1000's of construction jobs.

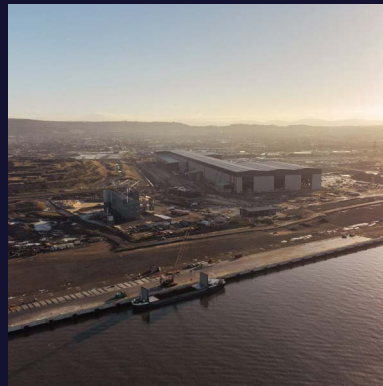
Plans are also advanced for further Net Zero developments and global technology data centre campuses, bringing huge economic investment and several thousands of jobs.

Investment is committed for a large HGV transportation hub in proximity to the roadside development opportunity along with a 1,500 space park and ride facility supporting construction traffic across the site.

Location



The development sits in a prime roadside position on the roundabout between A1053 and Trunk Road. It is located to the south-west of Redcar and approximately 4 miles east of Middlesborough town centre.



SeAH Wind



Transporter Bridge, Middlesbrough



The Quay and TeesRep

Key Figures



Traffic Flows

**38,595
vehicles in 24hrs**

(results sourced from traffic survey conducted in 2022)



Workforce

**90,000
workers**

within 15mins drive



Population

**230,000
people**

live within 15mins drive



Employment

Approx 10,000 jobs

to be created at Teesworks plus over 6,000 during construction

The Opportunity



*Site layout and unit sizes subject to change

Terms

- Freehold and leasehold disposals will be considered
- Various delivery options available
- Expressions of interest are requested

Further Information

Planning

Outline planning consent secured. Redcar & Cleveland Council planning reference: R/2023/0482/OOM. Each element of the site to be brought forward through reserved matters applications.

Services

Electricity and water will be available from the site's private utility networks.

Technical Information

Further information including ground condition surveys and legal documents can be found in the dedicated data room. Access to the data room will be provided upon request and completion of a Non-Disclosure Agreement.

Timescales

Construction commencing early 2026.

Information on the wider Teesworks development can be found at <https://www.teesworks.co.uk/>



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TEESWORKS