

COMING SUMMER 2025

# WYNYARD RETAIL PARK

Stockton-on-Tees, Billingham, TS22 5TB



Northumberland  
Estates



## TO LET

Phase I pre-let to Sainsbury's, Starbucks & Burger King.  
Bespoke units available from 5,000 sq ft (465 sq m)



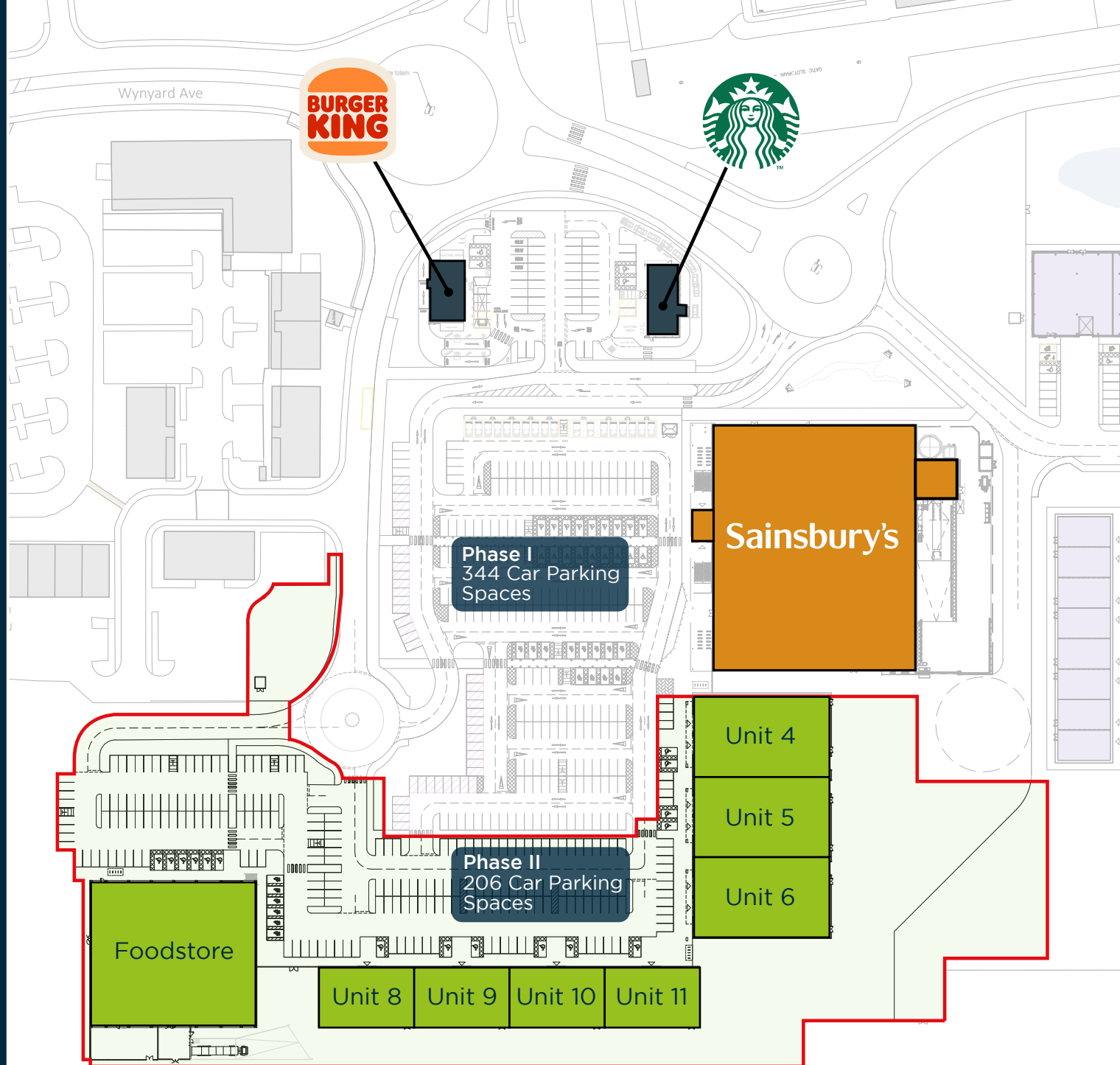
# SCHEME PLAN

Wynyard Retail Park is a new commercial development offering high quality retail space anchored by a 48,330 sq ft Sainsbury's food store. Starbucks and Burger King will complete the Phase I line-up.

Phase II will comprise a further 66,000 sq ft of retail accommodation across a range of unit sizes. Bespoke units can be delivered from 5,000 sq ft to 40,000 sq ft.

The Retail Park will be complemented by a new Trade Park, totalling 79,000 sq ft.

Sainsbury's	48,330 sqft
Starbucks	1,853 sqft
Burger King	1,800 sqft
Unit 4 - To Let	10,000 sqft
Unit 5 - To Let	10,000 sqft
Unit 6 - To Let	10,000 sqft
Foodstore - To Let	15,000 sqft
Unit 8 - To Let	5,000 sqft
Unit 9 - To Let	5,000 sqft
Unit 10 - To Let	5,000 sqft
Unit 11 - To Let	5,000 sqft
<b>Total</b>	<b>116,983 sqft</b>







WYNYARD VILLAGE

WYNYARD BUSINESS PARK

WYNYARD RETAIL PARK

amazon

GXO

Kids-1st

PFS DEVELOPMENT PLOT

WYNYARD TRADE PARK

SCREWFIX

HOWDENS



BURGER KING

Sainsbury's

DOVE BUILDING MATERIALS

A19

WOLVISTON SERVICES



# LOCATION

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The proposed development is located within Wynyard Business Park, which is a high quality landscaped mixed-use commercial development. The wider area offers some of the north-east’s most affluent properties and is home to the most expensive street in the Tees Valley. In addition, Wynyard boasts a championship golf course, historic manor hall and gardens with spa, educational facilities, and picturesque woodland walks.

The Retail Park is situated on a prominent roundabout location within the Business Park. The site 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 Northeast and Yorkshire; and the A689, a part of the Major Road Network (MRN), providing an east-west link connecting to the A1(M) within a 10-minute drive time.



ROAD

Billingham

3 miles

Stockton

6 miles

Middlesbrough

8 miles

Durham

16 miles



RAIL

Middlesbrough

8 miles

Darlington

19 miles

Newcastle Upon Tyne

33 miles



BUS

Service

(X40/X41/36A)



AIR

Teesside International Airport

11 miles

Newcastle International Airport

41 miles

Leeds Bradford airport

64 miles

Darlington

20 miles

Sunderland

24 miles

Newcastle Upon Tyne

33 miles





Manorside, Wynyard Village

52,951

Households in a  
10-minute drive time



119,259 Population in catchment

53,000

cars daily on A19 and  
22,000 on the A689



The A19

Immediate location  
Approximately

5,250

existing homes



Approximately

1,800

approval/under  
consideration



Evolution, Wynyard Business Park



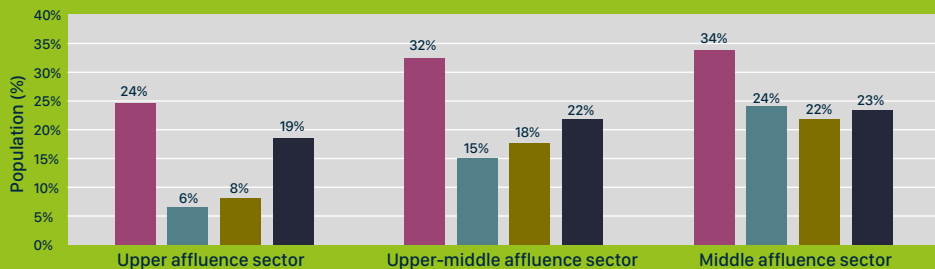
Wynyard Trade Park

3,755,000 sqft

of commercial space employing over 4,000 people



Wynyard Village



Wynyard Park House, Wynyard Business Park



Total

10,000-15,000

homes are proposed by 2035



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