



TEESAMP

TEES ADVANCED MANUFACTURING PARK



Make it in Middlesbrough

www.teesamp.co.uk



► **PHASE 2 80,000 – 100,000 SQFT**
Flexible building opportunities.

A dynamic base for innovative businesses

Located in a prime location in the Tees Valley, Teesside Advanced Manufacturing Park – TeesAMP – offers up to 11 hectares of high specification business accommodation, access to a skilled workforce and a place where like-minded businesses can transform technologies and drive innovation.

► **PHASE 1 180,000 SQFT BREEAM VERY GOOD ACCOMMODATION**
10 buildings with units of varying size.

Phase 1 benefits include:

- Spacious yard areas with HGV turning circles
- Floor loadings between 25KN/m² – 50KN/m²
- Eaves heights from 7m – 9m
- Substantial provision of power to site
- High speed fibre broadband
- Electrically operated access doors
- From 5% office content designed to accommodate expansion
- 15% roof lights
- Substantial individually allocated car parking provision
- Communal/visitor car parking provision for whole estate
- Estate monitored by CCTV
- Fully landscaped communal areas

The £55 million development includes funding from Middlesbrough Council, Tees Valley Combined Authority, SSI Taskforce and substantial private investment.





Accommodation and specification

The buildings are designed to 'BREEAM Very Good' standards and offer high quality, flexible accommodation with a well laid out yard and car parking areas.

10 buildings have been constructed in phase one, in square feet and square metres. Buildings in phase two can be designed to bespoke specification.

Phase 1 of the development provides the following:

- ▶ **10 BUILDINGS RANGING IN SIZE FROM 3,000 SQFT TO 30,000 SQFT IN PHASE 1**

Unit	Total	
	sqft	sqm
2	26,313	2,445
3	26,124	2,427
4	15,021	1,395
5	14,834	1,378
6	14,875	1,382
7	13,043	1,212
8	13,058	1,213
9	29,907	2,778
10	6,410	596
11	3,153	293
12	6,331	588
13	3,146	292
14	6,331	588
15	3,218	299

Terms of Lease

The buildings are available to rent on new full repairing and insuring institutional leases incorporating five yearly upward only rent reviews.

The individual leases incorporate a service charge provision for the maintenance and upkeep of the unadopted areas of the estate.

Rateable Values: The rateable values are assessed on completion.

Rents are to be paid quarterly in advance and will be plus VAT.

Each party is to be responsible for their own legal costs for the preparation of the lease agreement.

Support packages and grant aid

The Tees Valley Business Investment Team will support companies applying for grants from the Tees Valley Business Support Scheme. Help is available for companies looking to find suitable premises and locations, links with planning authorities, supply chains and skills, education and training deliverers.

The scheme provides grant support for capital investment projects that will create new, sustainable jobs in Tees Valley via business expansion and diversification or for new or relocating businesses. Eligibility criteria apply. For more information, contact Tees Valley Business Investment Team on **01642 524 400**.



Rents are available on application to the agents.



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Middlesbrough: A gateway to the world

With five international airports within reach, easy access to the Strategic Road Network and well-established rail and port connections, Middlesbrough's connectivity makes it easy to do business in the UK and beyond.



BY CAR

Newcastle to Middlesbrough
52min

Leeds to Middlesbrough
1h 18min

Manchester to Middlesbrough
2h 14min

Edinburgh to Middlesbrough
3h 12min



BY PLANE

Teesside Airport
20min

Newcastle Airport
1hr

Leeds Bradford Airport
1hr 15min

Doncaster Sheffield Airport
1hr 40min

Manchester Airport
2hr 15min



BY TRAIN

Newcastle
1hr 10min

Leeds
1hr 20min

Manchester
2hr 15min

Edinburgh
2hr 45min

London
3hr 15min

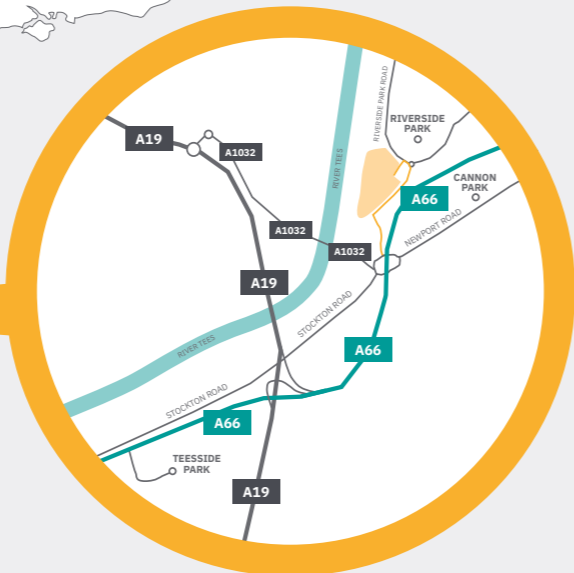
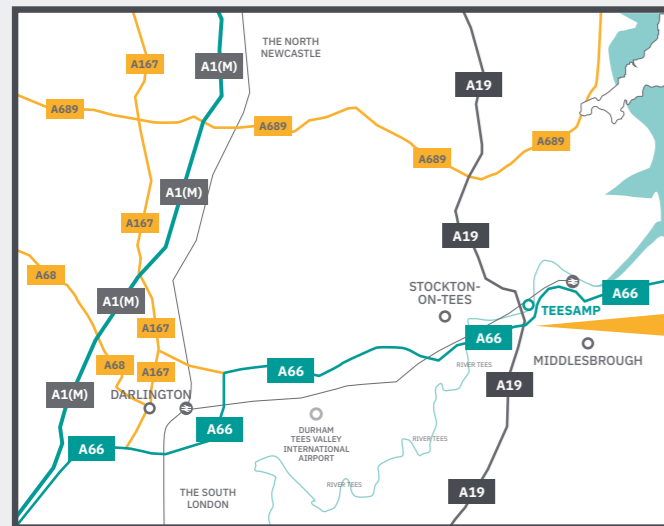
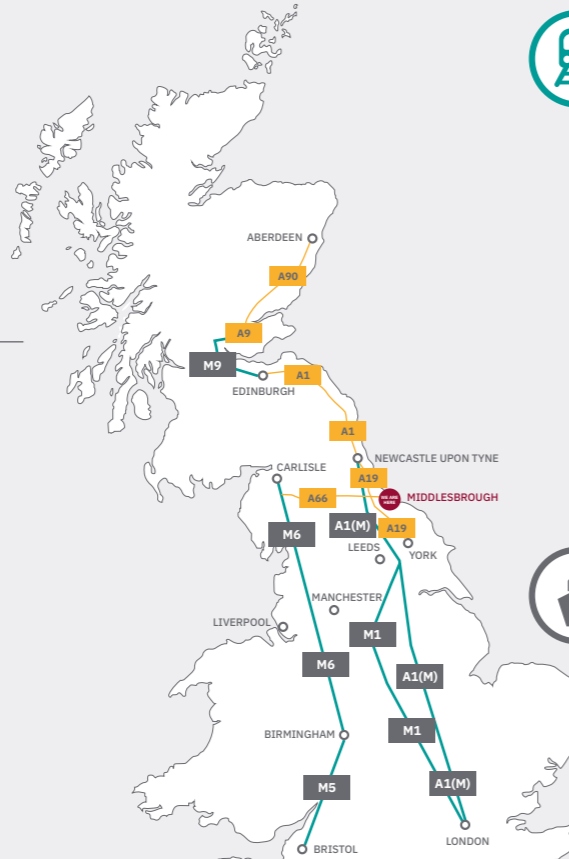
Direct train to London from 2020
2hr 45min



BY SHIP

Teesport
16min

Port of Tyne
47min



Your workforce is waiting

25,000

employed in manufacturing sectors in the Tees Valley

65,000

employed in managerial or professional occupations in Middlesbrough

700,000

can reach Middlesbrough within a 30-minute drive

1,900

Tees Valley residents enrolled in engineering and manufacturing apprenticeships

700

students study at Middlesbrough College's specialist STEM Centre

24,450

commute into Middlesbrough every day

Middlesbrough: A place of opportunity

ONE

of the strongest consumer growth rates in the UK (2018 UK Consumer Powerhouse report)

£250 MILLION

development to make Middlesbrough the digital city of the UK

STRATEGY

for the city centre to drive urban living provision, leisure and tourism

TOP 10

city in Europe for growth strategy (fDi Magazine)

AWARD WINNING

Teesside University and Middlesbrough College provide a talent pipeline

GROWING

population looking to live and work in the area



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For further details contact:

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