

BELASIS POINT

## For Sale/To Let Design & Build or Plot Sales

Belasis Point, Billingham, Teesside TS23 4AZ 27.7

27.7 Acre (11.2 HA)

Outline planning permission for B2/B8

Osborne  
House

Osborne  
House



# Situation



Billingham  
Town Centre

Fujifilm Disosynth  
BioTechnologies

Johnson Matthey  
Battery Plant

Railway

Belasis Business  
Centre





# Location

Belasis Point is located at the junction of Greenwood Avenue and Belasis Avenue in Billingham, Tees Valley. The area is global leader for the chemical and process industries which produces 30% of the UK's chemical output.

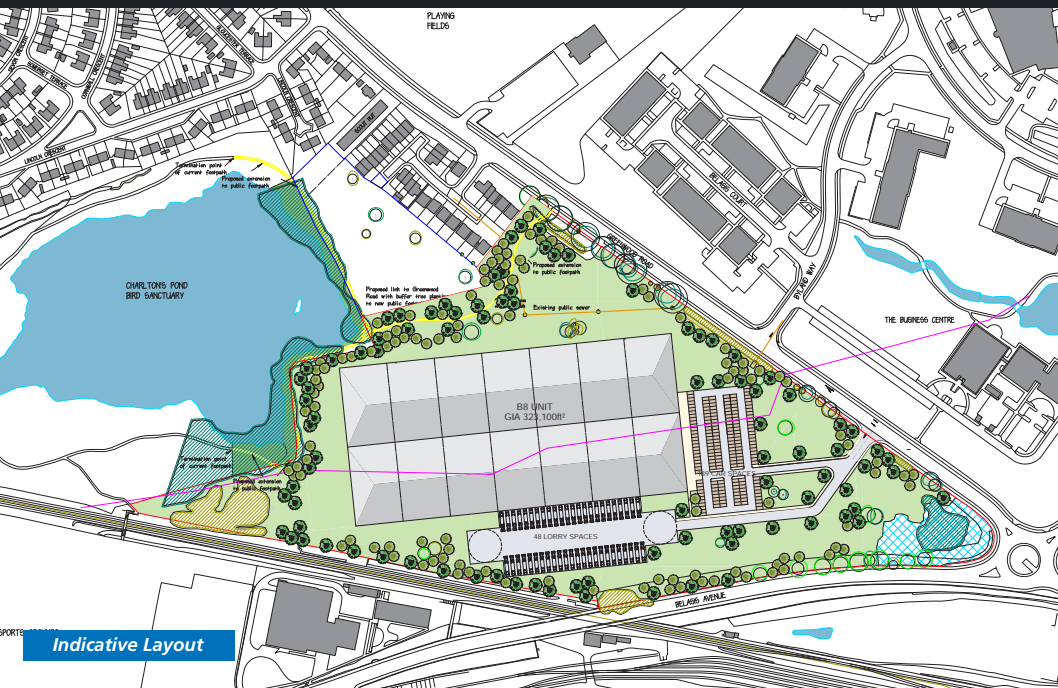
Belasis Business Park is located directly opposite, and transport links are excellent with the A19 approximately 1.5 miles to the west, Teesside International Airport 12 miles to the west and Newcastle International Airport approximately 35 miles north. The A19 provides access to the wider North East conurbation via the A66 and A1(M). Stockton on Tees is located 4 miles south, Middlesbrough is 6 miles south east, Durham is 20 miles north, Newcastle is 35 miles north and Leeds is 70 miles south.. The 5th largest port in the UK, Teesport is located approximately 12 miles to the east. The port handles over 5,000 vessel a year and over 40 million tonnes of cargo.

Nearby occupiers include KP Foods, Lucite International, Fujifilm, Growhow UK, Huntsman, Tracerco & Johnson Matthey.





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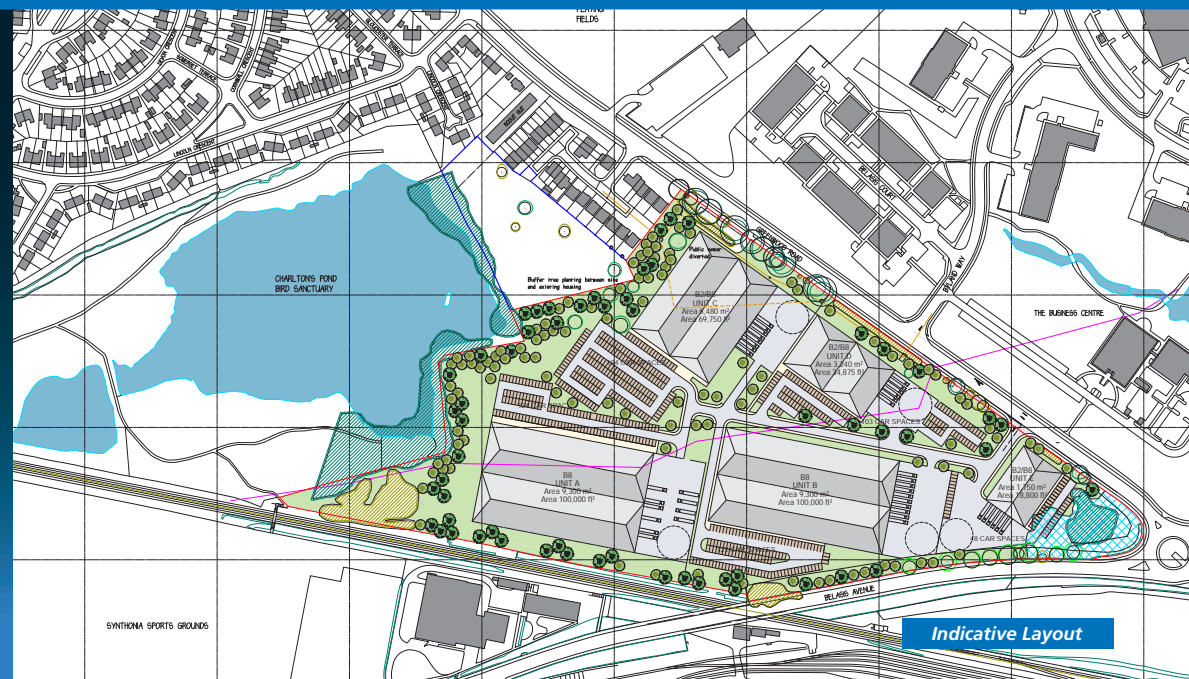
## Description

Belasis Point extends to 27.7 Acres (11.2 Ha) and was formerly used as golf course but now benefits outline planning permission for manufacturing and warehouse uses. The site is immediately adjacent to the Durham Coast Railway Line.

## Planning

The site has outline planning consent for up to 325,000 sq ft (30,193 sq m) of B2/B8 accommodation.

Further details can be provided, please refer to Stockton Borough Council reference number 23/0046/OUT







## Tenure

The site is available on a freehold and leasehold basis.

## Terms

On application via the joint agents

## Legal Costs

Each party to bear their own legal costs incurred in the transaction

## VAT

All figures where quoted are exclusive of VAT where chargeable.



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