

B E L A S I S P O I N T

**DESIGN & BUILD
325,000 SQFT (30,000 SQ M)**

**PLANNING CONSENT FOR B2/B8
INDUSTRIAL/WAREHOUSE SPACE**

**SUPERB ACCESS TO A19
BILLINGHAM, TEESSIDE TS23 4AZ**

ANOTHER

**Osborne
House**

DEVELOPMENT



LOCATION

Design and Build opportunity in the well-established industrial and employment area of Billingham just off the A19.

- Prominent Site
- Excellent location close to A19 and Teesside Conurbation
- 25 Acre (10 HA)
- Outline planning consent for B2/B8
- Ready for construction with full services available
- Teesport lies 12 miles to the east
- Teesside International Airport 12 miles to the west

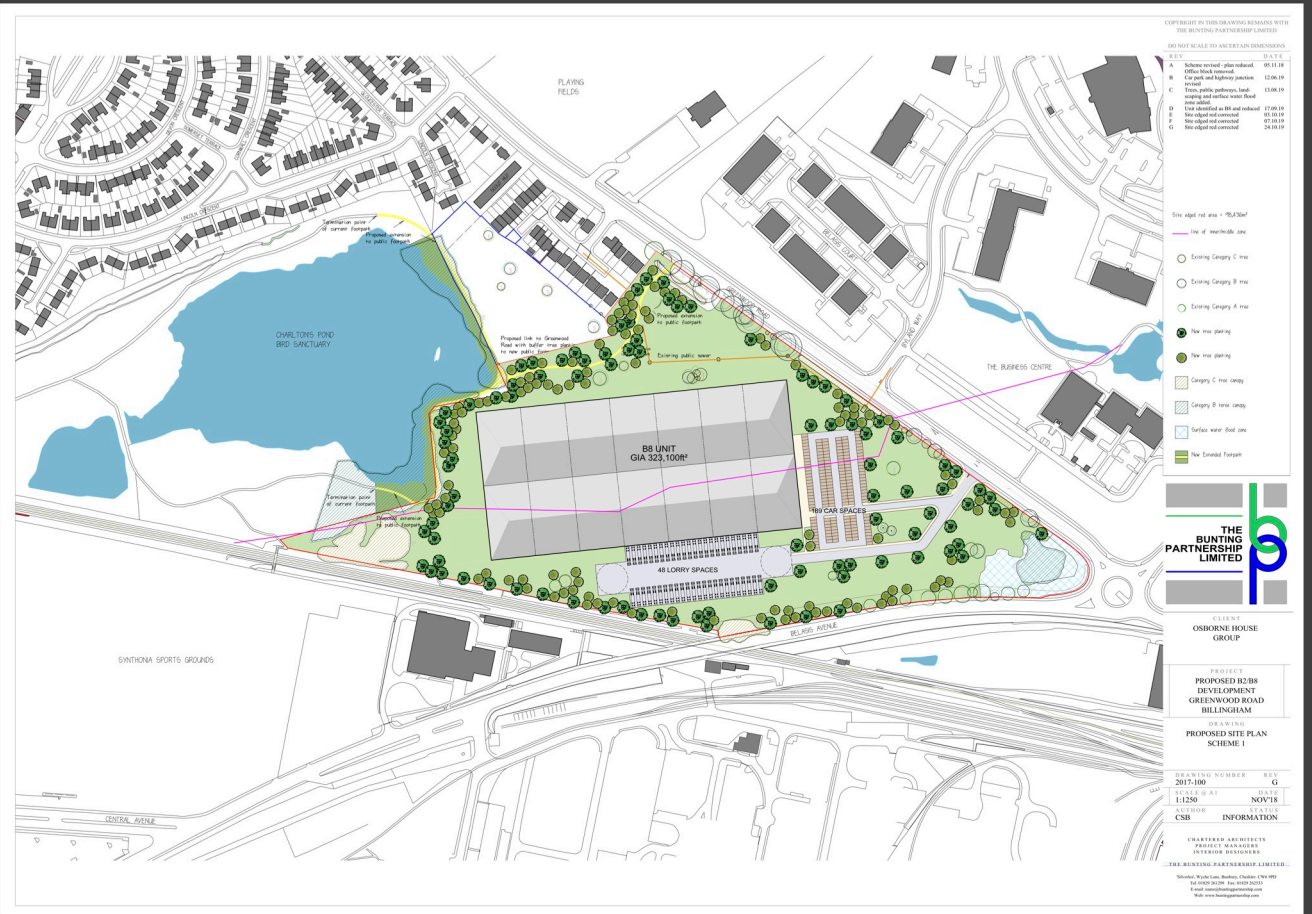
The site totals 25 acres (10 ha) and is located fronting Greenwood Road close to its junction with Belasis Avenue. A19 is 1.5 miles to the west. It is bounded by Greenwood Road and Belasis Avenue as well as an east-west railway line (which served Seal Sands). It was formerly used as golf course. Opposite is Belasis Hall Technology Park where occupiers include ABB, Avecia Biotechnology, Culligan International, Growhow UK, Huntsmen Pigments, Johnson Matthey, KP Foods, Lucite International, Terra Nitrogen UK Ltd, Jacobs, Fujifilm and Tracerco.

Stockton is 4 miles south and Middlesbrough 6 miles south east. Newcastle upon Tyne is 35 miles north, Durham is 20 miles north and Leeds 69 miles south.



PLANNING

Outline planning permission for up to 325,000 square feet (30,000 sq. metres) of B2/B8 employment floorspace (maximum two storeys in height), parking for 48 HGVs and 189 car spaces.





RAILHEAD

The site immediately abuts the railway and it may be possible to connect to it directly

TENURE

Freehold or Leasehold

TERMS/PRICE

Upon Application to Joint Agents
Osborne House may consider a sale of this existing site for a purchaser to carry out their own development

LEGAL COSTS

Each party are to bear their own legal costs associated with this transaction

VAT

All figures quoted are exclusive of VAT where applicable

Russell Taylor BSc MRICS
russell@htare.co.uk

John Fifield FRICS
John.fifield@fifieldglyn.com

Jonathan Simpson BSc MRICS
jonathan@cpne.co.uk



Misrepresentation Act 1967: Fifield Glyn Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the details contained within these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to each of them (iii) no person in the employment of Fifield Glyn Limited or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT unless stated otherwise.

