

# DURHAM LANE INDUSTRIAL PARK

EAGLESCLIFFE, STOCKTON-ON-TEES, TS16 0RD

Preferred Developer / Development Partner Procurement







**MARSHALLS PLC**

**INGLEBY BARWICK**

**DX FREIGHT**

**EAGLESCLIFFE  
TRAIN STATION**

**NIFCO**

**YARM 1.5 MILES**

**ENTRANCE**

**TATA GLOBAL  
BEVERAGES**

**CLEASBY WAY**

**TEES VALLEY  
COMMUNITY  
CHURCH**

**DURHAM LANE**

**A66 1 MILE**



# STOCKTON-ON-TEES BOROUGH COUNCIL ARE SEEKING A PREFERRED DEVELOPER OR DEVELOPMENT PARTNER TO BRING FORWARD ITS 54 ACRE SITE AT DURHAM LANE INDUSTRIAL PARK.

The Local Authority are looking to create a high quality logistics and industrial park incorporating market-leading design and sustainability while delivering job creation, economic growth and amenity improvements to the area.

**Invest**

**Stockton  
on-Tees.**

**TEES  
VALLEY**



**Stockton-on-Tees  
BOROUGH COUNCIL**



## DURHAM LANE INDUSTRIAL PARK

Durham Lane development site encompasses 54 acres of undeveloped employment land, which requires remedial and infrastructure works to be undertaken to enable development.

The site is bounded by Nifco Automotive Plastics and Marshalls Plc to the North of the site and Durham Lane Industrial Park to the south, home to several international, industry leading businesses and employs over 1,000 people, including businesses such as Tata Global Beverages (Tetley). The site also bounds the Tees Valley Community Church (Oakwood Centre) off Cleasby Way.

Stockton-on-Tees Borough Council have secured planning permission for a new car park to support Eaglescliffe Train station to be located at the southeast of the development land, with a proposed new pedestrian access to the train station from the car park. This will further enhance Durham Lane's connectivity and further promote sustainable travel.

In order to facilitate development of Durham Lane Industrial Park, Stockton-on-Tees Borough Council have made inquiries of Northern Powergrid and established there is capacity for a 10 MVA supply. Further information is available on request.

# GREAT PLACE FOR BUSINESS

Investor confidence in Stockton-on-Tees is strong. As well as being home to FUJIFILM Diosynth Biotechnologies, Nifco and Huntsman, Stockton-on-Tees is proud to have nurtured the growth of Quorn and Venator.

Already home to over 5,000 business from a range of industries, Stockton-on-Tees continues to emerge as the powerhouse of the Tees Valley, contributing to a third of the Tees Valley's economic output.

Over £100million of funding is available for investment across the borough's six town centres and Stockton-on-Tees Borough Council has been radical in its commitment to this, with demolition of half of Stockton High Street in progress to make way for a stunning, waterfront park 3 times the size of Trafalgar Square.

Durham Lane Industrial Park is designated as one of Stockton-upon-Tees' key strategic business locations and the Local Authority is ambitious to drive forward development with a partner with logistics and industrial expertise who shares their vision.

## LOCATION

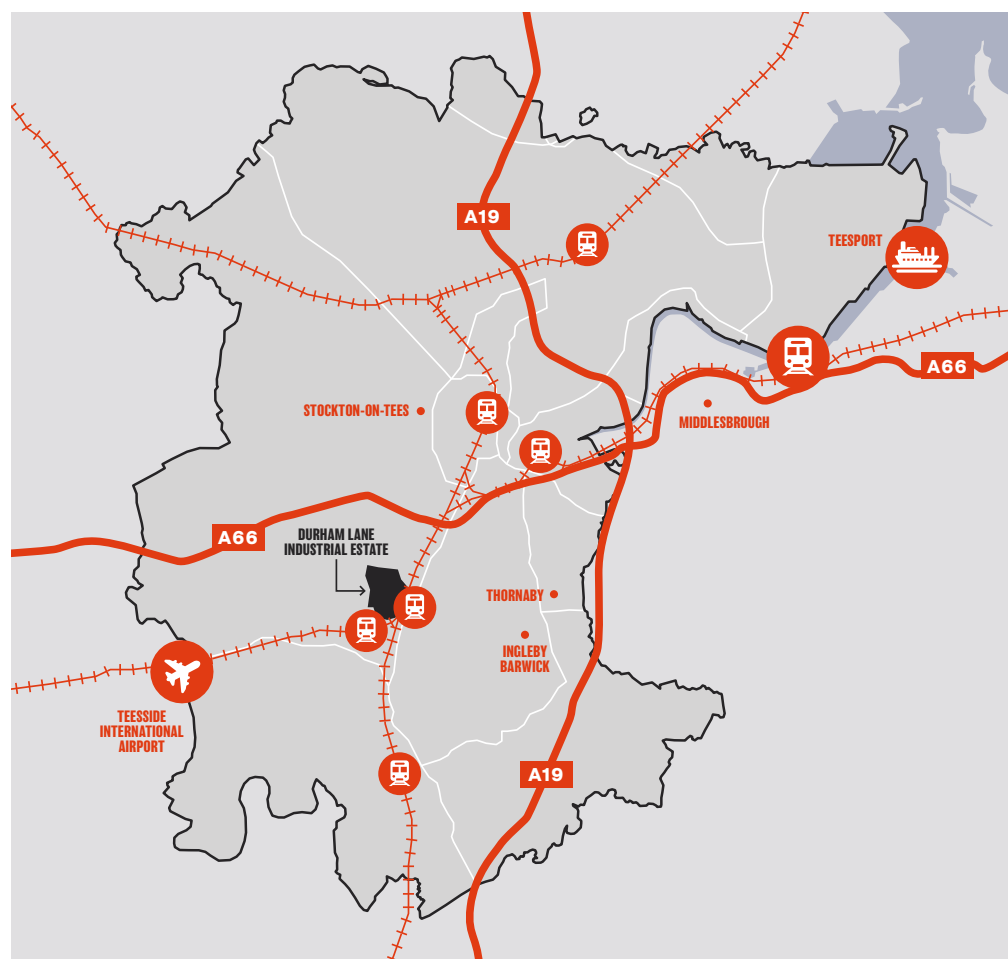
Durham Lane Industrial Park is a strategic employment site in the Borough of Stockton-on-Tees boasting occupiers including Marshalls Plc, NIFCO and TATA Beverages.

The estate is situated less than 5 miles south west of Stockton-on-Tees town centre and 8 miles west of Middlesbrough. Leeds is 60 miles to the south and Newcastle upon Tyne 45 miles to the north.

Transport links are exceptional with the A66 1.5 miles to the north connecting both the A19 and A1. Eaglescliffe Railway Station is immediately adjacent to the site on the Grand Central line to London, which also offers direct services to Darlington, Stockton and surrounding conurbations.

Teesside International Airport is 3 miles from Durham Lane. New routes are constantly being added and there is an ambitious ten-year plan that will see it grow further as a passenger and freight hub. There are two brand new business lounges for passengers and popular business routes include Teesside to London, Aberdeen, and Schiphol.

The Tees Valley is home to the UK's largest freeport. Teesport is the UK's northern gateway for global shippers serving markets including Scandinavia, the Baltics, the Netherlands, Belgium, France and Poland. Frequent, direct connections are complemented by monthly arrivals from Japan, providing shippers with greater choice and reach.

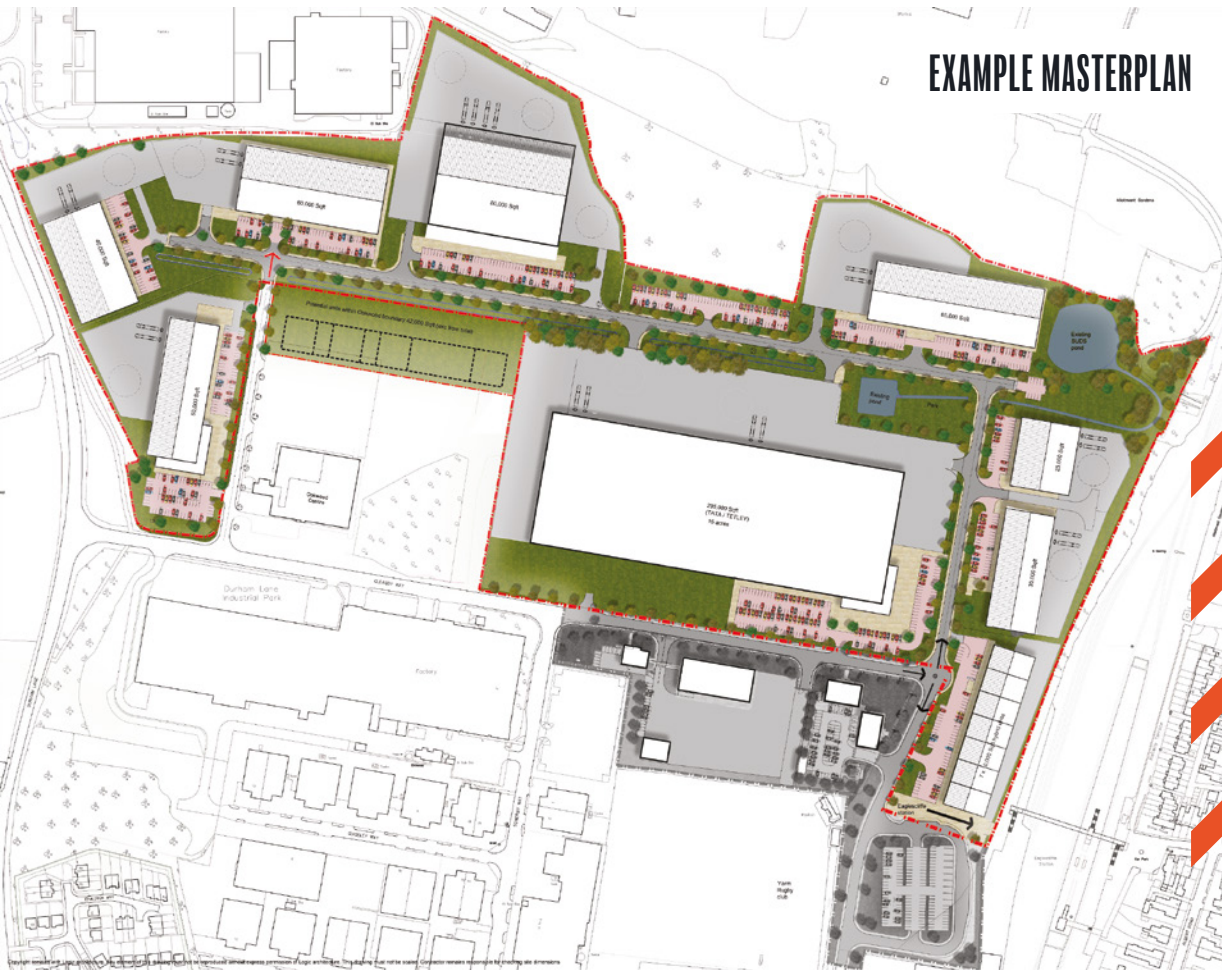




# DEVELOPMENT BRIEF

Stockton Borough Council's vision is for a high quality business park which provides a welcoming experience for users and visitors through enhanced green gateways and streetscapes which facilitate pedestrian and cycle movement. The park should also strive for buildings to be sustainable and contribute to the green agenda.

The Council's aspirations for the site are set out in the Durham Lane Industrial Park Development Brief (dated February 2023) which is available on request. While setting out useful design principles to guide a comprehensive and well-connected sustainable development with strong identity, the Design Brief also outlines indicative phasing of the development to be considered in bringing forward the site in a logical order.



## OBJECTIVES

### DESIGN OBJECTIVES

- Transform the site into an attractive working environment with consideration given to placemaking, gateways and movement through the park
- Create a strong visual identity including primary estate gateway
- Design units which vary in appearance and size but work together holistically to create a unified scheme
- Create a clear road hierarchy through the site to enhance wayfinding

### ENVIRONMENTAL OBJECTIVES

- Retain, integrate, and enhance existing green infrastructure wherever possible
- Minimise carbon in construction, building specification and operation to low or net zero levels
- Seek to achieve a high BREEAM rating
- Integrate power generation from alternative sources such as solar PV and ground source heating
- Facilitate green transport measures via provision of EV charging points, cycle routes and pedestrian walkways connected to public transport nodes
- Adopt creative solutions to environmental conservation and energy saving

### EMPLOYMENT & FINANCIAL OBJECTIVES

- Maximise job creation and employment opportunities
- Create high quality working environment attractive to labour market
- Maximise financial return for the Local Authority





# AVAILABLE INFORMATION

The Local Authority have commissioned a suite of technical investigations as well as produced draft masterplans for the site. Interested parties can apply for access to the Durham Lane Industrial Park Data Room where this information is available to review.

Technical investigations undertaken to date include, but are not limited to, the following:

1. Full topographical survey
2. Flood Risk Assessment
3. Ground Investigation Report
4. Ecological surveys (Protected Species, Breeding Bird, Bat etc)
5. Heritage Statement / Archaeological Assessment

# UTILITIES

Access to power is increasingly important to industrial and logistics occupiers. As detailed, Stockton-on-Tees Borough Council have made inquiries of Northern Powergrid and established there is capacity for a 10 MVA supply. Further information is available on request.



# BID PROCESS

Interested parties are invited to register their initial interest with Knight Frank, following which access will be provided to the data room where a full suite of documents are available to view and download as required.

Please provide company name, contact details (name, email address and telephone number) for the representative within the company as well as for any appointed agent/advisor requiring data room access.

Those parties seriously interested in pursuing the opportunity are invited to submit proposals for the site to the agents no later than 5.00 pm on Wednesday 12th July 2023.

The Council's ambitions are to secure a credible, well-funded developer with the ambition and experience to deliver a comprehensive scheme to an agreed standard and within predetermined milestones. They are not necessarily seeking an outright sale of the site and are willing to take a partnership approach and consider drawdowns of the land in phases or even a joint venture.

Their priority is the quality and delivery of an employment scheme which meets the development brief and creates job opportunities for residents of the borough.





## FURTHER INFORMATION

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