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# DYNAMO PARK

CHELTENHAM ROAD  
STOCKTON-ON-TEES  
TS18 2AD

ON SITE NOW  
SERVICED PLOTS  
AVAILABLE FROM  
**Q4 2026**

**FOR SALE / TO LET  
PRIME INDUSTRIAL  
WAREHOUSE UNITS  
45,000 SQ FT - 132,000 SQ FT**

FRONTING THE A19 WITH OVER 80,000 VEHICLES PASSING EVERY DAY  
BREEM EXCELLENT • EPC A RATING



# DYNAMO PARK

**A19**

↑ To Hartlepool,  
Sunderland &  
Newcastle

**FREEHOLD SALE TO  
national  
highways**

To A1(M)  
York & Leeds ↘

JT Dove

Portrack Trade Park

Halfords

Yodel

Steel River Drinks

Screwfix

Joseph Parr

Furniture Village

Pirtek Cleveland

Trade Point

Greggs

McDonalds

GoOutdoors

Aldi

B&Q

Cheltenham Road

SCS

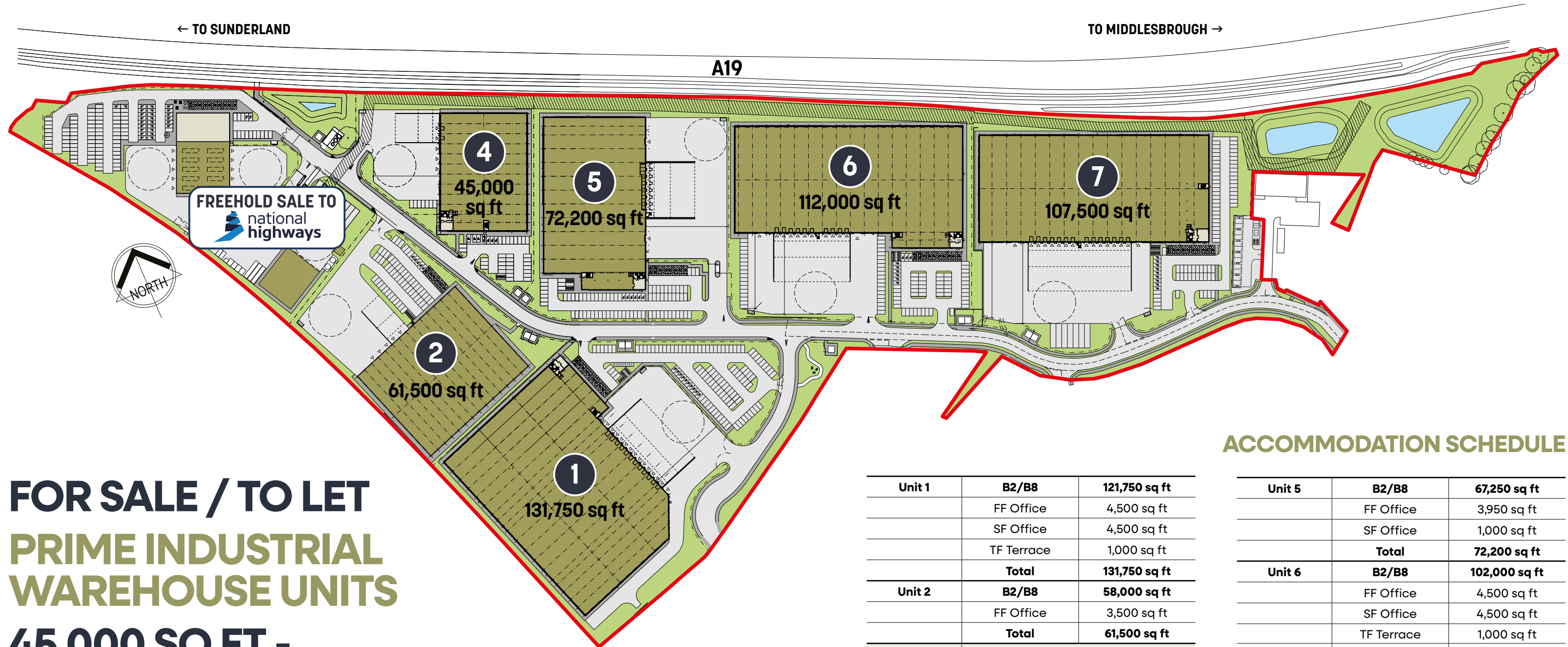
**A1046**

Portrack Lane

Dunelm

Dreams

**JUST 500M FROM THE JUNCTION TO THE A19 GIVING FAST ACCESS TO THE A66 AND A1**



**FOR SALE / TO LET**  
**PRIME INDUSTRIAL WAREHOUSE UNITS**

**45,000 SQ FT - 132,000 SQ FT**

### ACCOMMODATION SCHEDULE

<b>Unit 1</b>	<b>B2/B8</b>	<b>121,750 sq ft</b>
	FF Office	4,500 sq ft
	SF Office	4,500 sq ft
	TF Terrace	1,000 sq ft
	<b>Total</b>	<b>131,750 sq ft</b>
<b>Unit 2</b>	<b>B2/B8</b>	<b>58,000 sq ft</b>
	FF Office	3,500 sq ft
	<b>Total</b>	<b>61,500 sq ft</b>
<b>Unit 3</b>	<b>FREEHOLD SALE TO NATIONAL HIGHWAYS</b>	
	Garage	10,500 sq ft
	Salt Barn	7,000 sq ft
	GF Office	6,000 sq ft
	FF Office	6,000 sq ft
	<b>Total</b>	<b>29,500 sq ft</b>
<b>Unit 4</b>	<b>B2/B8</b>	<b>41,500 sq ft</b>
	FF Office	3,500 sq ft
	<b>Total</b>	<b>45,000 sq ft</b>

<b>Unit 5</b>	<b>B2/B8</b>	<b>67,250 sq ft</b>
	FF Office	3,950 sq ft
	SF Office	1,000 sq ft
	<b>Total</b>	<b>72,200 sq ft</b>
<b>Unit 6</b>	<b>B2/B8</b>	<b>102,000 sq ft</b>
	FF Office	4,500 sq ft
	SF Office	4,500 sq ft
	TF Terrace	1,000 sq ft
	<b>Total</b>	<b>112,000 sq ft</b>
<b>Unit 7</b>	<b>B2/B8</b>	<b>98,500 sq ft</b>
	FF Office	4,500 sq ft
	SF Office	4,500 sq ft
	<b>Total</b>	<b>107,500 sq ft</b>
<b>Total B2/B8</b>		<b>506,500 sq ft</b>
<b>Total Office/Terrace</b>		<b>52,950 sq ft</b>
<b>Total</b>		<b>559,450 sq ft</b>



# DYNAMO PARK

**Dynamo Park** is a 36 acre prime Industrial and Logistics development totalling 559,450 sq ft strategically located adjacent to the A19 in Stockton. The site benefits from excellent connectivity via the A19, A66 and A1(M) which provide access to the wider North East conurbation.

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Highly visible development with extensive frontage to the A19



Design and Build Opportunities



An established and fast-growing industrial and logistics location



Detailed planning approved



Good access to A1[M] via A66 to the south

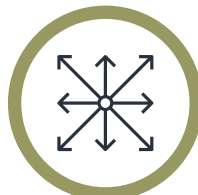


Suitable for industrial, regional, and national distribution, and last mile delivery operations



## SPECIFICATION

## ESG



**Yard Depths**  
38m-50m



**Clear Height**  
10m - 15m



**Floor Loading**  
50 kN/m<sup>2</sup>



**Dock Loading Doors**  
Standard & Euros



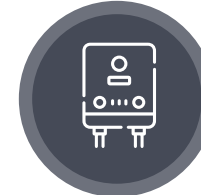
**Roof Lights**  
12%



**VRF Office Comfort**  
Cooling / Heating



**Smart Control**  
LED Lighting



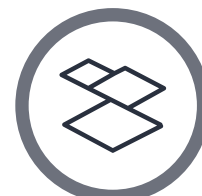
**Air Source Technology**  
Heat Pump



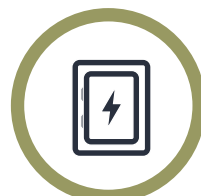
**Secure**  
Yards



**Office Floors**  
Large Open Plan



**Office Floors**  
Fully Raised



**Approx 5.25 MVA**  
secured to site



**Target EPC**  
Rating A



**BREEAM Targeted**  
Very Good / Excellent



**Roofs 100%**  
PV ready



**EV**  
Charging

# DYNAMO PARK

## LOCAL ECONOMY

3.5 miles from the UK's third largest port by tonnage and deepest port on the east coast of England; Teesport handles more than 5,000 vessels and around 30 million tonnes of cargo every year.



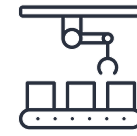
15 miles from Darlington Railway Station and the East Coast Main Line, offering a direct 2-hour 20-minute journey to Central London.



11 miles to Teesside International Airport which provides a gateway to global destinations for both business and logistics.

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## EMPLOYMENT STATISTICS



**15,700**

employed locally in the Tees Valley Advanced Manufacturing sector



**712,900**

Tees Valley population of whom 435,500 are of working age



**14,600**

local people are actively seeking employment across Tees Valley



**18,900**

working as process, plant and machine operatives across Tees valley



**3.3M**

(approx) people live within an hour's drive of Stockton



**37%**

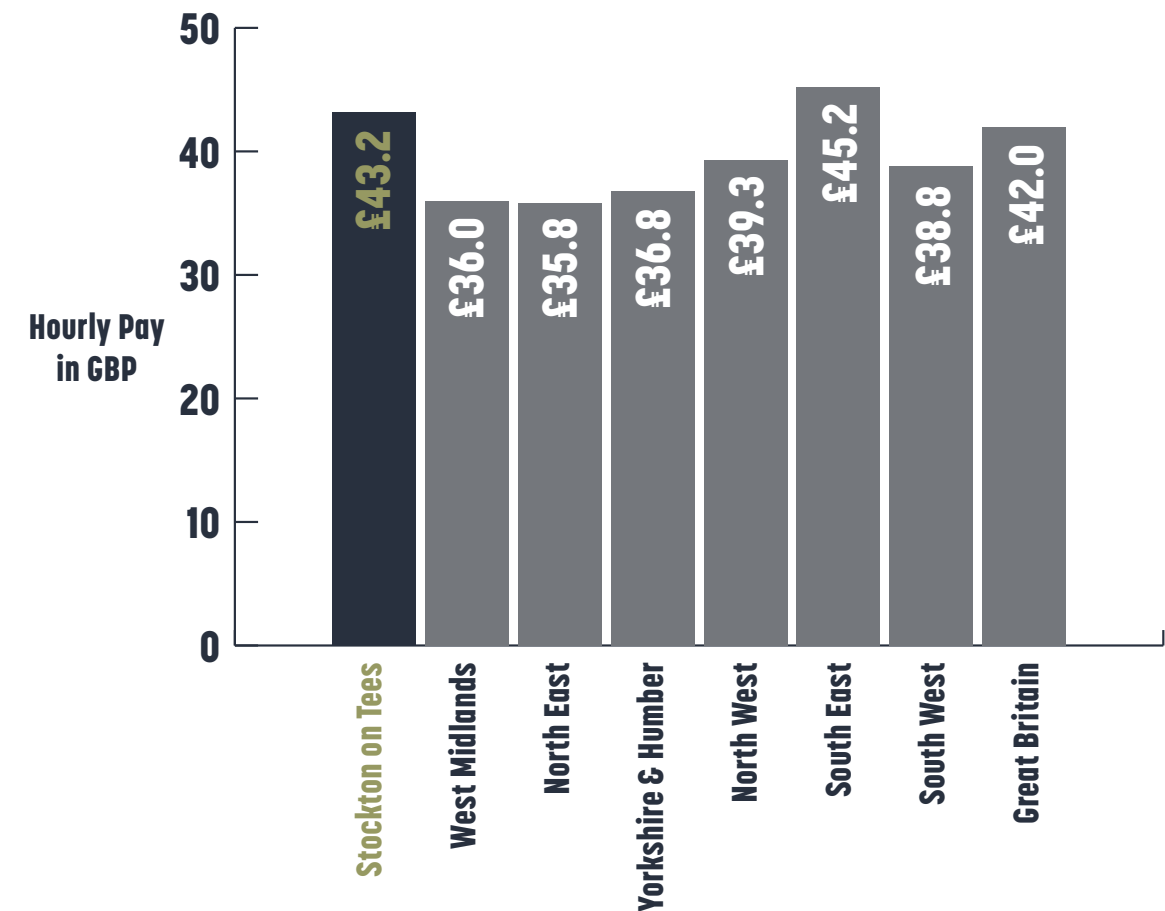
Tees Valley working age residents are qualified to at least a level 4 qualification



**1M**

live within a 20 mile radius of Dynamo Park

## GVA PER HOUR WORKED (£) 2023





### PLACES TO SHOP EAT AND DRINK NEAR DYNAMO PARK



*Always Fresh. Always Tasty.*



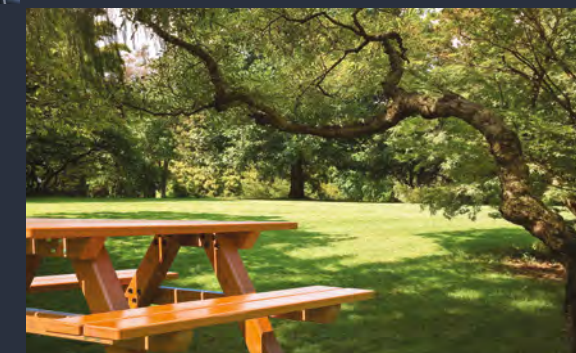
FREEHOLD SALE TO  
national  
highways



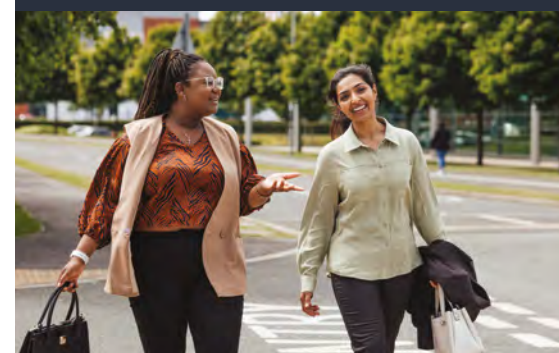
ACCESS TO  
CYCLE PATH



RETAIL, LEISURE, FOOD &  
BEVERAGE OUTLETS WITHIN  
WALKING DISTANCE



PICNIC AREA



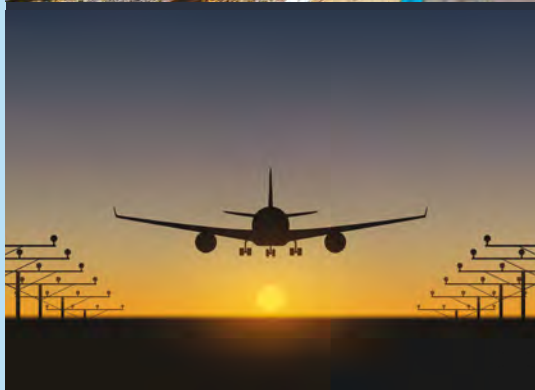
ACCESS TO  
PUBLIC TRANSPORT



# DYNAMO PARK

Dynamo Park sits within a well-established retail and industrial zone along Portrack Lane, close to the A19 with strong access to shops, food outlets, and transport links.

Immediately around Dynamo Park, you'll find a cluster of large retail and trade outlets, including supermarkets, DIY stores, and quick-service food options including national chains such as McDonald's, Costa Coffee, Greggs and Aldi.



## CONNECTIVITY & TRANSPORT

Destination	Distance
A19	500m
Stockton	2 miles
Teesport	6 miles
Durham Tees Valley Airport	11 miles
Darlington	15 miles
Mainline Rail Station	15 miles
Sunderland	27 miles
Newcastle	38 miles
Leeds	70 miles
Manchester	115 miles

## LOCATION

Dynamo Park fronts the A19 at Portrack Interchange junction, and is adjacent to the well-established retail/trade area of Portrack Lane (A1046).

Neighbouring industrial / trade occupiers include Pirtek, Screwfix, Mitsubishi Chemical, Toolstation, Yodel & Howdens. Retail and amenity occupiers include McDonald's, Costa Coffee, Greggs & ALDI.

Frequent rail services to London, Leeds, York, Newcastle, and Edinburgh are afforded via the main East Coast station at Darlington, approximately 15 miles away. Additionally, a range of domestic and international flights are available at Durham Tees Valley airport 11 miles away.

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# DYNAMO PARK



## ALL ENQUIRIES

For viewings and additional information please contact the joint agents.

A Development by



## PLANNING

Detailed planning consent for unrestricted E(g)(iii), B2 and B8 uses.

## TENURE

The scheme is available on a flexible basis, with all tenure options considered including to let and for sale.

[savills.co.uk](http://savills.co.uk)



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