

Teesside / County Durham / North Yorkshire
Summer 2011

Teesside's commercial property market in 2010 was reflective of the situation across the rest of the UK. It was a tough twelve months, however one year on we have witnessed over the course of the last six months reasons to be optimistic.

There has been encouraging signs of growth, particularly in the manufacturing sector, where Teesside's had its fair share of positive news. Some of the successes we saw at the end of 2010 included the letting of 53,000 sq ft to Cotswold Manufacturing on the site of the former Tabucci electronics plant on Teesside Industrial Estate as well as a 70,000 sq ft warehouse to North East Tyres and Exhausts in Stockton on Tees.

Further good news was announced when Stockton car parts manufacturer Nifco confirmed that work had started on a new state of the art £8.5 million factory at Durham Lane Eaglescliffe. Acting on behalf of Magnum Packaging, Sanderson Weatherall successfully brokered the sale of the 15 acre site to Nifco who are now on site constructing a new 130,000 sq ft building.

At Newton Aycliffe in 2010, we advised Schott Glass on the sale of their 180,000 sq ft manufacturing facility to Ebac who re-located from Bishop Auckland.

More recently, and of huge significance to Newton Aycliffe and the wider area, has been the announcement to award the Intercity Express Programme to the Hitachi-led Agility Trains Consortium. The Hitachi news follows closely behind recent confirmation that a deal has been finalized with SSI, Thailand's largest steel maker to buy Teesside Cast Products in Redcar. This has huge potential spin-offs for the region's industrial stock, with the possibility to produce a lucrative supply chain once established. It also presents the first challenge for the year, addressing the potential shortage of quality industrial stock in the area.

On Aycliffe Industrial Estate, we are already starting to see a shortage of buildings. Pre-announcement of Hitachi, over 250,000 sq ft has recently been let, sold or terms agreed. The acid test for the market now, will be whether we see new development, given the lack of stock on the horizon.



Services

- Agency
- Valuation
- Asset Management
- Machinery & Business Assets
- Business Rates
- Building Consultancy
- Planning

Recent Disposals



Billingham

Cowpen Lane

- Letting of 152,000 sq ft to SHE Ltd
- Letting of 16,000 sq ft to SGS



Newton Aycliffe

Newton Aycliffe Industrial Estate

- Sale of 185,000 sq ft to Ebac
- Letting of 40,000 sq ft to Poly Europe International
- 54,000 sq ft sold to A Tech Fabrications



Stockton-on-Tees

Opus Park

- Letting of 70,000 sq ft to North Tyres & Exhausts
- Letting of 38,000 sq ft to Inchcape

Other Transactions

- 20,000 sq ft in Darlington sold to Tekmar
- 4,500 sq ft let to Thompson's, Teesway Park, Stockton On Tees
- 50,000 sq ft let to Albaden Services, Skippers Lane, Middlesbrough



Teesside

Teesside Industrial Estate

- Unit 70a let to Cotswold Manufacturing (53,000 sq ft)
- Unit 70a let to Decorative Panels (30,000 sq ft)
- 119 sold to Colton Packaging (20,000 sq ft)
- 119A Under Offer (20,000 sq ft)
- 7,800 sq ft let to Aquillo Environmental



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