

Sites & New Premises Pipeline

NORTH OF TYNE COMBINED AUTHORITY (NEWCASTLE, NORTH TYNESIDE & NORTHUMBERLAND)						
Address	Developer / Land Owner	Size (acres)	Planning / Construction	Completed / Available (sqft)	Under construction (sqft)	Detailed consent not UC (sqft)
Ashwood Business Park, Ashington, NE63 0XF	Advance Northumberland / HCA	61	Allocated for employment use	0	0	0
Synergy Park, Killingworth Moor, North Tyneside, NE12 6YZ	Northumberland Estates	42	Allocated in local plan for Offices, Research and Development & Light Industrial uses.	0	0	0
Energy Central, Blyth	Advance Northumberland / Port of Blyth	300	Allocated employment use.	0	0	0
West Hartford Business Park, Cramlington, NE23 3JP	Joint Venture: Arlington Real estate & Homes England	135	Allocated for employment use	0	0	0
Intersect 19, Tyne Tunnel Estate, North Shields, NE29 7UT	UK Land Estates	6.8	Detailed consent for Unit L7 (72,865 sq ft)	72,865	0	0
Plot B, Tyne Tunnel Estate, North Shields, NE29 7UT	UK Land Estates	13.5	Outline application submitted.	0	0	0
Royal Quays Enterprise Park, North Shields	Port of Tyne	34	Enterprise Zone status.	0	0	0
Tyne Dock Enterprise Park, Port of Tyne, South Shields	Port of Tyne	17	Enterprise Zone status.	0	0	0
Venus Park Tyne Tunnel Industrial Estate, North Tyneside, NE29 7BY	Northumberland Estates	3.32	Detailed consent for units 1-3	0	0	64,930
Indigo Park, Newcastle upon Tyne	North Tyneside Council / Homes England	82	Allocated employment land.	0	0	0
NORTH OF TYNE TOTALS		695		72,865	0	0

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GATESHEAD						
Address	Developer / Land Owner	Size (acres)	Planning / Construction	Completed / Available (sqft)	Under construction (sqft)	Detailed consent not UC (sqft)
Gateshead 90, Chainbridge Road, Gateshead	AEW	4.4	Planning consent granted (Sept 22) for 90,000 sq ft unit.	0	0	90,000
Kingsway North, Team Valley Trading Estate, Gateshead, NE11 0JU	UK Land Estates	10	Detailed consent for units of 28,487sq ft, 35,454 sq ft and 49,965.	0	0	113,896
Centralway, Team Valley Trading Estate, Gateshead	UK Land Estates	3.3	65,000 sq ft under construction.	0	65,000	0
GATESHEAD TOTALS		17.7		0	65,000	203,896

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SUNDERLAND / SOUTH TYNESIDE						
Address	Developer / Land Owner	Size (acres)	Planning / Construction	Completed / Available (sqft)	Under construction (sqft)	Detailed consent not UC (sqft)
Turbine Business Park, Washington	Wilton	10	PC March 2023. 4 unit scheme. Available units: TB68 - 68,250 sq ft TB51 - 50,750 sq ft	168,000	0	0
Hillthorn Business Park, Washington	Sunderland Council / L&G	61.8	7 unit scheme on site. Unit 5 – 71,764 sq ft available Phase 2 - detailed consent Unit 1 - 124,250 sq ft Unit 9 – 42,600 sq ft Unit 10 – 60,950 sq ft	71,764	0	227,800
Velocity 164, Armstrong Way, Washington, Tyne & Wear, NE37 1 LH	Buccleuch / Argon	9.8	Phase 2 outline consent for up to 46,236 sq ft.	0	0	0
International Advanced Manufacturing Park, Sunderland	Sunderland Council / South Tyneside Council / Henry Boot	370	IAMP One fully developed / allocated. IAMP Phase Two – AESC	0	0	0
Land to the north of Nissan and east of the A1290 Washington, Town End Farm (IAMP adjacent)	Town End Farm Partnership	54	Hybrid consent for up to 872,000 sq ft Proposed unit sizes: 185,354 sq ft 157,153 sq ft 529,476 sq ft	0	0	0
Deptford Terrace Redevelopment Project, Sunderland	Jomast / Sunderland City Council / Invest North East England (INEE)	15	6 industrial units measuring 165,000 sq ft of warehousing and trade counter units, alongside a coffee shop and electric vehicle charging station. Works to begin Q3/Q4 2025	0	0	165,000
SUNDERLAND / SOUTH TYNESIDE TOTALS		452		239,764	0	227,800

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COUNTY DURHAM						
Address	Developer / Land Owner	Size (acres)	Planning / Construction	Completed / Available (sqft)	Under construction (sqft)	Detailed consent not UC (sqft)
Jade Business Park, Murton, County Durham, SR7 8RN	Highbridge Properties	55	First phase of development completed. Detailed consent Phase 2: Unit 8 - 70,000 sq ft Unit 9 - 85,000 sq ft Unit 10 - 50,000 sq ft Unit 11 - 40,000 sq ft Unit 12 - 20,000 sq ft Unit 14 - 30,000 sq ft	0	0	295,000
Connect, Integral 61, Bowburn, Durham	Citrus Durham / Sunrise Real Estate	202	PC'd June 2024 Connect 43 - 43,000 sq ft Connect 152 - 151,960 sq ft Connect 298 - 297,500 sq ft	492,460	0	0
Panther Court, Drum Industrial Estate, County Durham	Argon / Buccleuch	11	Consent for a 6 unit scheme: Unit 1 - 33,010 sq ft Unit 2 - 12,002 sq ft Unit 3 - 15,005 sq ft Unit 4 - 49,008 sq ft Unit 5 - 27,513 sq ft Unit 6 - 18,008 sq ft	0	0	154,549
Millennium Way, Merchant Park, Newton Aycliffe, County Durham	Merchant Anglo	13	Unit 1 - 53,093 sq ft available. Unit 2 - 89,000 sq ft Unit 3 - 126,000 sq ft	53,093	0	215000
Forrest Park, Newton Aycliffe, County Durham	Durham Council / Richardson Barberry	130	Detailed consent for 11 units: Unit 1 - 46,000 sq ft Unit 2 - 49,000 sq ft Unit 3 - 57,500 sq ft Unit 4 - 105,000 sq ft Unit 5 - 216,000 sq ft Unit 6 - 573,000 sq ft Unit 7 - 145,000 sq ft Unit 8 - 40,000 sq ft Unit 9 - 71,300 sq ft Unit 10 - 167,000 sq ft Unit 11 - 240,000 sq ft	0	0	1,710,300
Faverdale 58, Darlington	St Modwen	60	Allocated for employment use.	0	0	0
Link 66, Darlington	DB Symmetry	36	Outline planning: Plot 1 - up to 577,500 sq ft Plot 3 - up to 50,000 sq ft	0	0	0
Reflex Park, Morton Park Way, Darlington	Equation	14	Planning consent granted Unit 1 - 77,769 sq ft Unit 2 - 123,335 sq ft	0	0	201,104
Greenbox, Darlington	Greenbox	30	PC'd January 2025 Unit 1 - 213,000 sq ft Unit 3 - 84,000 sq ft	297,000	0	0
Ingenium Parc, Salters Lane, Darlington	Darlington Borough Council	98	Hybrid consent with outline consent with reserved matters for 1,076,390 sq ft of employment land Class B8 comprising up to circa 495,000 sq ft Class E and up 118,403 sq ft of Class B.	0	0	0
COUNTY DURHAM TOTALS		649		842,553	0	2,573,953

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TEESSIDE						
Address	Developer / Land Owner	Size (acres)	Planning / Construction	Completed / Available (sqft)	Under construction (sqft)	Detailed consent not UC (sqft)
Dynamo Park, Cheltenham Road, Stockton on Tees, TS18 2AD	Wilton	32	Hybrid consent granted Dec 2022. Detailed consent for 6 units Unit 1 - 123,750 sq ft Unit 2 - 64,250 sq ft Unit 3 - 36,000 sq ft Unit 4 - 47,250 sq ft Unit 5 - 47,950 sq ft Unit 6 - 71,300 sq ft Outline consent for 287,000 sq ft.	0	0	391,569
Wynyard Business Park Wynyard	Northumberland Estates	106	Construction completed on 2 million sq ft Amazon warehouse. Retail / Trade Park on site. Trade element comprises 7 units.	45,000	0	0
Durham Lane, Stockton	Rula / Stockton Council	55	Hybrid planning secured.	0	0	0
TeesWorks, Middlesbrough	Joint venture between South Tees Development Corp and SC Musgrave Capital	4,500	Fast track planning due to JV with Combined Authority. Consent in place for 4m sq ft. 329 acre site known as The Foundry secured outline approval for up to 4.9 million sq ft (March 2022).	0	0	0
Teesside Industrial Estate, Thornaby, TS17 9 NT	UK Land Estates	15	Planning submitted for various plots.	0	0	0
Queens Meadow Business Park, Hartlepool, TS25 2DL	Homes & Communities Agency	160	Allocated for employment use in Local Plan. Estate is subject to a Local Development Order (LDO) for qualifying use types.	0	0	0
Teesside Logistics and Manufacturing Park, Teesside International Airport.	Joint venture between JC Musgrave, Tees Valley Combined Authority, Stobart Aviation and Teesside International Airport	270	Outline planning in place across full site for B1, B2, B8 uses.	25,105	0	0
Kirkleatham Business Park, Redcar, TS10 5RS	Homes & Communities Agency		Allocated for employment use in Local Plan. Estate is subject to a Local Development Order (LDO) for qualifying use types.	0	0	0
Teesport Logistics Park, Tees Dock, Grangetown, Middlesbrough, TS6 6UD	PD Ports	28.9	Allocated employment land. Enterprise Zone status.	0	0	0
TEESSIDE TOTALS		5,167		70,105	0	391,569