

PORT
of
TYNE

DEVELOPMENT OPPORTUNITY
TYNE DOCK ENTERPRISE PARK
SOUTH SHIELDS

TO LET

KEY FEATURES:

- Development area of up to 7.1 hectares
- Excellent connectivity by road, rail and sea
- Direct access to multiple riverside berths as well as container, RoRo and bulk cargo facilities
- Enterprise Zone status with attractive incentives
- Local multi-skilled workforce

This artist impression intends to illustrate how the site could be developed.



BUILT FOR SUCCESS

TYNE DOCK ENTERPRISE PARK

SOUTH SHIELDS

Located in South Shields in North East England, Tyne Dock Enterprise Park offers up to 7.1 hectares of land with 550 metres of direct riverside frontage.

As part of the Port of Tyne, Tyne Dock Enterprise Park can benefit manufacturers immediately as it is fully integrated into a mature logistics infrastructure. With container, RoRo, ferry, bulk cargo, road and rail connectivity, the site offers a superb development opportunity to support and enhance the region's strong engineering and manufacturing sectors.

North East England benefits from a multi-skilled, diverse workforce that is flexible and highly motivated with a strong work ethic. The region also benefits from competitive labour costs.

IDEAL FOR DEVELOPERS, INVESTORS OR BUSINESSES THAT ARE...

- Looking for a prime location ready for redevelopment
- Looking for a site with direct access to multiple riverside berths
- Regional, national or international



ACCOMMODATION

Tyne Dock Enterprise Park comprises a development area of up to 7.1 hectares with Enterprise Zone status.

LOCATION

Tyne Dock Enterprise Park enjoys easy access to major road networks, with the A1 and A19 only a five-minute drive away. It is situated within close proximity to Newcastle, Durham and Sunderland. In addition, Newcastle International Airport and two main line rail stations are within minutes of the site, making it the ideal location for your business.

WHAT IS AN ENTERPRISE ZONE?

Enterprise Zones are specific geographical areas within Local Enterprise Partnerships' boundaries which can benefit from a range of incentives for businesses to start up or expand, such as:

- Simplified local authority planning, for example, through Local Development Orders that grant automatic planning permission for certain development (such as new industrial buildings or changing how existing buildings are used) within specified areas
- Government grants to install superfast broadband
- Enhanced capital allowances – tax relief for investments in equipment

To view the property or find out more, contact our Estates team on:

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