

Invest in

TESS  
WAVEY

Anything is possible.



Tees Valley is home to almost 700,000 people, an international airport and the deepest water port on the east coast of England.

It has a reputation for excellence in innovation and industry and is home to Teesworks, the UK's largest and most connected industrial zone, focused on diverse, sustainable and low-carbon activity. Teesworks is also the heart of the 4,500acre Teesside Freeport, the country's biggest and most successful Freeport. The region boasts Government's Darlington Economic Campus, housing hundreds of officials from the Treasury, the Department for Business and Trade and many others.

Nestled between County Durham and North Yorkshire, Tees Valley is made up of Darlington, Hartlepool, Middlesbrough, Redcar & Cleveland and Stockton-on-Tees.

Tees Valley is centrally located between London and Edinburgh, making it easy to reach the whole of the UK via a strategic road and rail network. These convenient transport links bring the UK's commercial, industrial and manufacturing regions closer together, making London reachable in under 2 hours 30 minutes and both Edinburgh and Manchester in even less. Newcastle, York, Leeds and the Lake District are also all within an hour's drive.



Our local Teesside International Airport serves the international hub of Amsterdam Schiphol and its 160 onward connections, making worldwide travelling for businesses or pleasure quick and convenient.

The Tees Valley Mayor, Combined Authority and Business Board are all working in lockstep to boost the regional economy; this includes making businesses central to our decision and policy-making. New and established companies can be assured their voices are being heard and packages of dynamic support and major capital grants are available to help them establish and grow.

In addition, the area benefits from a wealth of professional support, covering legal, finance, accountancy, restructure and technical consultancy, which supports investment and developers.

The region benefits from having countryside and coast on the doorstep. It offers a vibrant community of creative and independent businesses; growing industry and innovative emerging sectors; a friendly, upbeat Northern nature and the perfect location from which to explore the neighbouring beauty of the North East and Yorkshire are just a few reasons why it's great to call Tees Valley home.

**Tees Valley. Anything is possible.**

# Foreword

Tees Valley is an area on the up. From groundbreaking projects in the cleaner, safer and healthier industries of the future to Government backing to see our area succeed, there's never been a better time for the region – or a better time to invest.

Our region is unashamedly pro-business. We want to see global companies invest in Teesside, Darlington and Hartlepool and we have the funding and powers needed to deliver the critical infrastructure you'd expect from an outward-looking, business friendly region.

We are investing hundreds of millions of pounds on our transport network; education, employment and skills; business investment; communities and much more.

I am one of only 11 directly elected Metro Mayors – that means decisions which affect our communities can be taken locally, tailoring our investments and initiatives to benefit our local people, workers and businesses.

Our Tees Valley Business Board is made up of the region's biggest and most influential business leaders from across all of our key sectors. It ensures a strong private sector voice in everything we do, so that the hand of business helps guide our decisions and strategy.

That's not to say we are removed from Government – far from it. We are central to its Levelling Up agenda and its decisions have underlined its commitment to see us thrive. The first was the creation of the Darlington Economic Campus, which will see more than 1,500 senior civil service jobs, from some of the most powerful government departments and agencies, relocated from London to Darlington. This includes the Treasury, Department for Business and Trade, Department for Levelling Up, Housing & Communities, Department for Science, Innovation & Technology, Department for Education, the Office of National Statistics and Competition and Markets Authority. This move has put our priorities front-and-centre of policy and decision-making, giving us the ear of Whitehall like never before.

The second was Government designating our region as the UK's first and largest Freeport. The 4,500-acre Teesside Freeport is located on sites across the length and breadth of our area, but with the Teesworks industrial zone at its heart. The Freeport – recently named the UK's most successful – helps businesses benefit from a wide package of tax reliefs, simplified customs procedures, streamlined planning processes to boost redevelopment and Government support to promote regeneration and innovation.

We are also soon to become home to a Government Investment Zone, with £160million of funding to unleash the strengths of digital and creative companies in the region. It will bolster our already impressive sectors with investment in infrastructure, skills and workforce development, business support, planning and research and innovation. This will help create more than 2,000 jobs and potentially unlock £175million of further investment in the next decade.

These, and many other developments, have seen investor confidence grow and attracted major clean and renewable energy projects to Teesside, Darlington and Hartlepool. Our ambitions to become both the UK's clean energy powerhouse and premier offshore wind hub are being kick-started with major, revolutionary projects from some of the world's biggest energy companies such as bp, Seah Wind.

Net Zero Teesside's gas fired carbon capture, utilisation and storage power plant is being put in place by a consortium of energy companies, led by bp. When operational it will provide flexible low carbon electricity sufficient for around 1.3million homes, while capturing and storing CO<sub>2</sub> to help create the world's first decarbonised industrial cluster by 2024. Bp is also working in the region on revolutionary Blue and Green hydrogen projects – H<sub>2</sub>Teesside and HyGreen Teesside – with a combined 1.5GW hydrogen production capacity, or 30% of Government's 2030 target.

SeAH Wind Ltd is currently constructing its £800million offshore wind monopile production facility – set to be the world's largest. Located on Teesworks, the facility will be between 100-200 monopiles per year which will then be shipped out from the site's new South Bank Heavy Lift Quay. There are opportunities of all types for other offshore manufacturers as we look to capitalise on this sector.

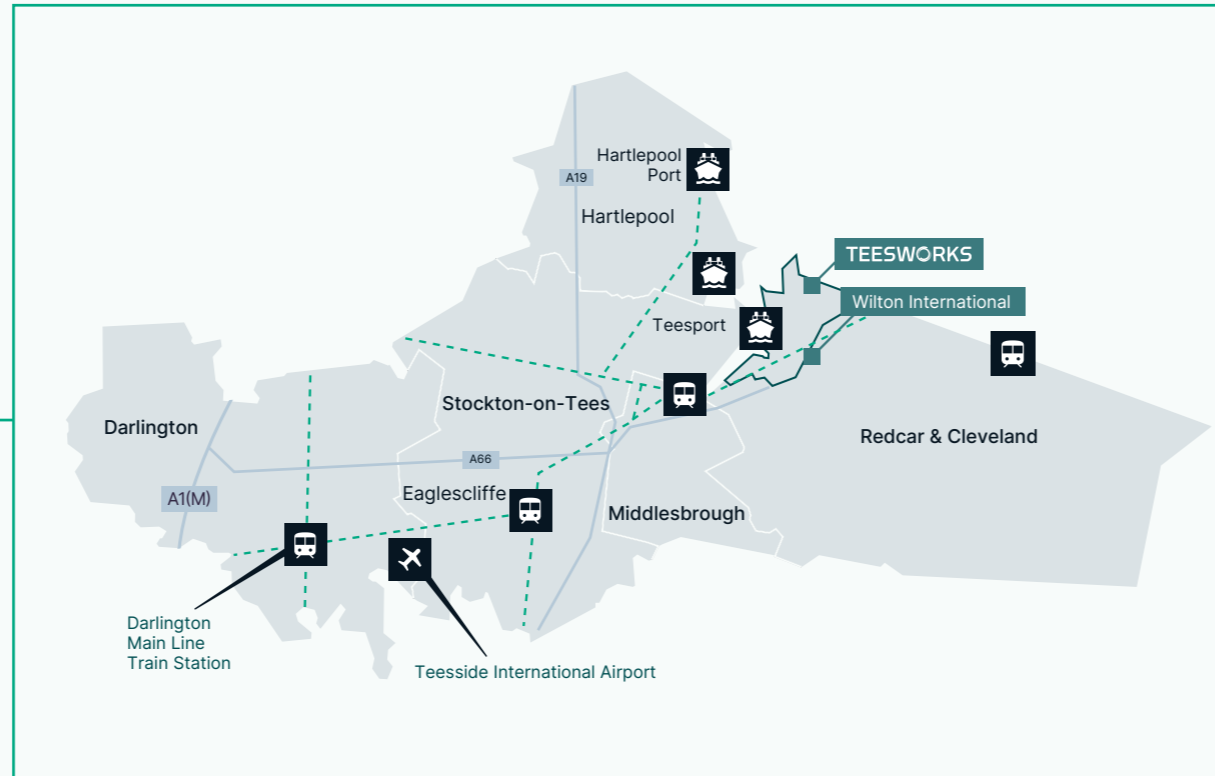
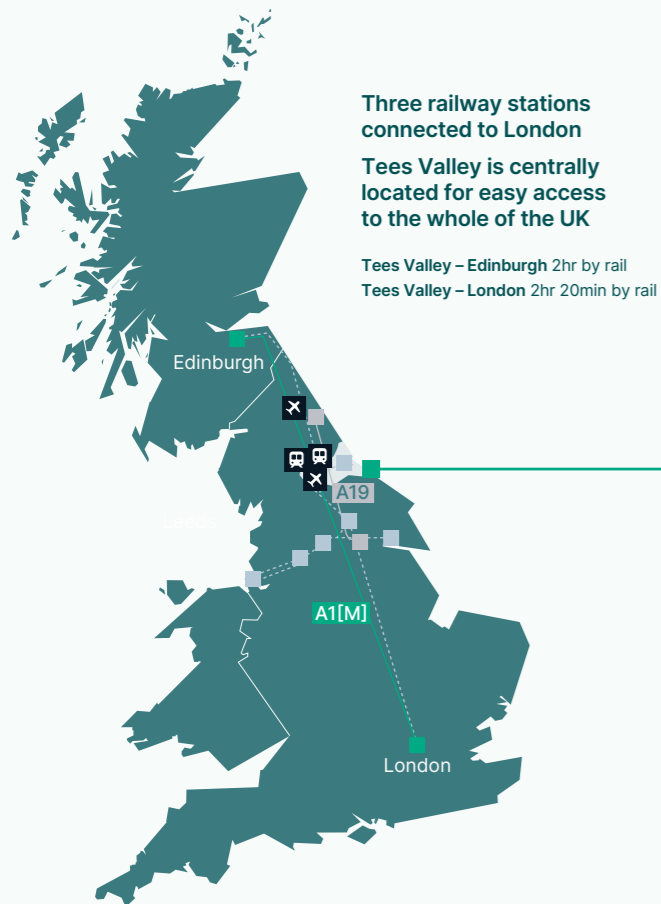


We're paving the way in many other growing sectors, too. In Life Sciences and Biologics, we have Teesside University's National Horizons Centre research and innovation facility in Darlington, working leading life sciences businesses such as CPI and FUJIFILM Diosynth Biotechnologies. Our digital offer continues to grow, with the expanding Boho Zone home to cutting-edge digital industries in everything from gaming to advanced VR and AR.

Wilton International, also part of the Teesside Freeport, is the UK's largest chemicals complex, which counts Sabic, Ensus and Anglo American among its investors. Advanced manufacturing firms, such as Quorn and Cummins are equally thriving here, in one of the most integrated industrial economies in the UK.

There are so many opportunities, developments and initiatives taking place right here, right now, helping to transform not only our region but the wider United Kingdom. We would welcome businesses of all types that want to get on board now, grow with us and share our success.

**Ben Houchen**  
Tees Valley Mayor



Tees Valley's central location on the UK's east coast makes it perfectly placed for investment.

Situated on the east coast between London and Edinburgh there is easy access to the whole of the UK via the strategic road and rail network.

The region is served by excellent transport links and some of the best digital connectivity in the UK, with nearly 99% superfast broadband.

Tees Valley's roads are some of the least congested in the UK. The A19, A1(M) and A66 connect the region to the north, south, east and west while Darlington's East Coast Main Line train station provides a direct link to London and Edinburgh.

There are multiple deep water sites and operational assets positioned along 10 miles of the River Tees; home to some of the deepest berths on the east coast and one of the UK's busiest ports. The region is also home to Teesworks, the UK's largest and most connected industrial zone and the heart of the Teesside Freeport – the country's biggest and most successful.

Teesside International Airport offers three-times daily connections to the international Amsterdam Schiphol hub, offering easy and fast worldwide travel to more than 160 destinations.

The area offers low-cost, high quality premises and a low-cost, highly skilled workforce. Cost of living is also low in comparison to other large cities, which means that quality of life is much higher, leading to a happier and healthier workforce.

# LOCATION

# ADVANCED MANUFACTURING

Tees Valley has one of the most integrated industrial economies in the UK and is home to a large, successful cluster of advanced manufacturing and engineering businesses operating across all industries.

Our regional manufacturing strength is largely due to the chemicals and process, steel, offshore, automotive, aerospace and energy sectors, which form the industrial economic base of the area. There is also a strong presence of companies operating in the composites, food and drink, life sciences, defence and construction industries.

As a powerhouse in the advanced manufacturing and engineering sector, significant investment has already been made in ensuring the area has the infrastructure to support major investments. Development projects have been completed and are continuing at an extensive range of sites and premises, including the £55million Tees Advanced Manufacturing Park (TeesAMP) and Teesworks, the UK's largest industrial zone.

The region's status as a Freeport means that investors will also benefit from tax and customs incentives, which are particularly attractive to large exporting businesses. The area's supportive infrastructure also includes multiple deep-water sites, one of the UK's busiest ports, access to utilities, including uninterrupted water and competitively priced low-carbon power.



## UTILITIES

Tees Valley is home to the UK's largest private-wire electricity distribution network and, as such, competitively priced, low-carbon power can be provided, enabling manufacturers to realise significant savings on both capex and opex compared to other UK locations.

The Tees Valley's effluent water treatment plant at Bran Sands is the largest combined industrial and municipal effluent plant in the UK. Strategically located in the industrial heartland of the Tees Valley, the facility allows businesses to treat industrial effluents in a dedicated network of pipelines.

The North East is also home to the UK's largest artificial reservoir, Kielder Water. It contains 200billion litres of water and allows local businesses that operate in heavy industrial sectors uninterrupted access to water supply. Water is available in either demin, potable or raw forms.

## SUCCESSSES

Major businesses in the sector include Cummins, a world leader in the design and manufacture of decarbonisation solutions for commercial vehicles and offroad equipment. It produces everything from advanced diesel and clean natural gas engines to battery electric powertrains. The BRUNEL project includes plans to develop medium and heavy-duty hydrogen engines for trucks, buses, and construction equipment, supported by £7.2million of Government funding.

The food and drink industry represents the largest percentage share of GVA in the UK manufacturing industry and in Tees Valley there are a number of high-profile manufacturers who are attracted by our excellent exporting infrastructure. Global food giant Quorn manufactures all of its products in the Tees Valley before exporting them around the world, employing 900 people.



Number of Businesses: 1,895

Total GVA: £712.4m

Number of People Employed: 17,567

# CHEMICALS & PROCESS

Tees Valley is a high-growth, high-value area and a global leader for the chemical and process industry. With one of the most significant integrated industrial economies in the world, the region produces around 30% of the UK's chemical output and is home to some of the world's biggest chemical manufacturers.

The region is home to the largest chemical complex in the UK, and the second largest in Europe in terms of manufacturing capacity. More than 1,400 companies across the North East are involved in the chemicals and process industry. Tees Valley-based chemical companies record high productivity levels, outperforming the UK's chemicals industry by 38%.

The Tees Valley's chemical industry is concentrated across a relatively small area with a well-developed infrastructure. The three main sites of Wilton International, Billingham, and Seal Sands & North Tees run approximately 12 miles east to west either side of the River Tees and are home to major international companies such as Huntsman, Venator, SABIC, Mitsubishi Chemical, Alpek, CF Industries and Sembcorp.



## KEY SITES & BUSINESSES

As part of the Teesside Freeport, Wilton International is Britain's biggest chemical complex, offering low-cost utilities and the UK's largest private-wire network. Operated by Sembcorp, it is one of the UK's most important locations for the process industry. The site enables manufacturers to realise significant savings on both capex and opex compared to other UK locations and it is also connected to the national transmission system for security of supply providing manufacturers with competitively priced energy.

Since 2003, Sembcorp has invested more than £297million transitioning to a low carbon and renewable fuel combined heat and power asset base. The site has seen more than £1.3billion of blue chip capital investment in the past ten years, including investments from SABIC, Ensus, Alpek and Anglo American. Sembcorp has also recently announced plans to build Europe's largest battery at Wilton International.

SABIC is one of the world's leading petrochemical companies, operating in more than 50 countries and employing more than 33,000 people worldwide. It has operated on Teesside since 2006 and employs more than 540 people, creating £400million for the local economy.

SABIC UK Petrochemicals Limited has its headquarters based within the Wilton Centre, but has manufacturing and storage facilities located over three nearby sites. The Wilton International site hosts its two main manufacturing plants: Olefins 6, Europe's second largest ethylene 'cracker', and System 18, the world's largest Low-Density Polyethylene plant. It manufactures chemicals such as ethylene, propylene and butadiene, the building blocks for the many everyday materials and plastics.

In October 2021, SABIC announced a £1billion investment for a green energy project at its Wilton International site, to its Olefins 6 cracker converted to run on hydrogen, a greener source of energy.

The industrial areas around Seal Sands, North Tees and Billingham are home to a number of major chemical and energy firms, such as pharmaceutical firm Lianhetech, CF Industries, producing fertilisers, and Mitsubishi Chemical's acrylics manufacturing plant. Connected through pipeline corridors, these sites form an integrated complex with Wilton International, allowing the efficient flow of bulk feedstock between plants. There are available sites for the development of new plants adjacent to these operators.

**Number of Businesses: 75**

**Total GVA: £466.5m**

**Number of People Employed: 5,805**



# DIGITAL

Tees Valley is fast becoming one of the most vibrant digital hubs in the UK, with a successful and self-sustaining digital media, technology and creative cluster developing a worldwide reputation for creativity, imagination and vision.

There are plenty of innovative, digital businesses already operating in the area. The region is responsible for developing and publishing games such as those in the Minecraft series through Middlesbrough-based Double Eleven. Animmersion's DeepFrame One, a unique revolutionary mixed-reality display, has previously headlined the Great Exhibition of the North.

A new Investment Zone – a partnership between Tees Valley Combined Authority and Teesside University – focused on creative and digital sectors is set to boost the region even further. It is being supported by £160million of Government funding to increase inward investment, productivity and jobs by bolstering infrastructure, skills, workforce development and business support – helping to create more than 2,000 jobs and potentially unlock £175million of new investment.



## KEY SITES & ORGANISATIONS

Middlesbrough is the digital, creative and business hub of Tees Valley with the Boho Zone and Albert North providing digital companies with their own cluster. Boho One is the Boho Zone's flagship building, with units from 377sq ft - 20,450sq ft. Boho 8 and Boho X are the most recent developments offering high-quality office space for the sector. Albert North is the UK HQ for Behaviour Interactive, a Canadian games developer - its first investment outside of Canada.

**TEES VALLEY**  
**98 MBIT/S**

compared to 69 Mbit/s nationally

**AT LEAST**  
**96% OF**

premises now have access to Superfast Broadband coverage

**Teesside University** is a key part of the region's digital offer, with more than 1,200 students currently studying digital-related courses.

At the forefront of current practice, the School of Computing, Engineering and Digital Technologies (SCEDT) is one of the best-equipped in the country, with cutting-edge technologies that provide a world-class learning environment. It has also launched the Industrial Digitalisation Technology Centre to support SMEs in the Tees Valley to explore the opportunities Industry 4.0 technologies bring, such as the Internet of Things, big data analytics, modelling, simulation and sensor technology.

The university has also founded Animex, one of the work's biggest and most highly respected international festivals of animation, visual effects and games. It attracts big-name players from across the world, including from Disney, Pixar, Sony and Dreamworks.

Neighbouring Stockton also has a thriving digital and creative sector, with a third of the Tees Valley's digital and creative businesses based there.

**Double Eleven** is an independent UK developer and publisher of interactive digital entertainment, and has taken over the whole of Boho X. It is one of the UK's key providers of development and publishing services to the video game industry, delivering full service visual and development solutions, from initial concept to production, development, publishing and live operations. The firm has developed and published computer games including Goat Simulator and Prison Architect and most recently Rust Console Edition. The company has seen rapid expansion and with 300 employees is now one of the top three independent game publishers and developers in the UK. Due to its success in the region, the company opened a studio in Kuala Lumpur, the Malaysian capital, in 2020 to support development on a continuous cycle.



**Number of Businesses: 605**

**Total GVA: £392.5m**

**Number of People Employed: 4,581**

# HEALTH & LIFE SCIENCES

Tees Valley has a thriving biosciences sector that is globally competitive, vibrant and viable.

Drawing on the best of research, workforce development, innovation and manufacturing will enable companies to develop, prove, scale-up and manufacture new products that will improve the quality of life of people around the world.

Science Park in Darlington is a key location for biosciences. The 74-acre site – adjacent to Darlington Station which sits on the East Coast Main Line and is currently undergoing a £150million+ redevelopment – offers excellent links to London and Edinburgh.

It is home to CPI's £38million National Biologics Manufacturing Centre, Teesside University's Darlington campus, Darlington College, the £8million Innovation Central and Business Central One. It is also home to Teesside University's £22million National Horizons Centre. For more information on these assets, please see page 27.

The Wilton Centre science park is another of Tees Valley's most vital assets in the sector. The site offers a range of equipment to suit pharma, med-tech and healthcare occupants. These plug-and-play units enable companies to develop cutting-edge products and processes, while reducing peripheral start-up costs such as provision of industrial services and purchase of general laboratory equipment.



## KEY SITES AND ORGANISATIONS

**FUJIFILM Diosynth Biotechnologies** is a world-leading cGMP Contract Development and Manufacturing organisation. It provides support to partners in the biopharmaceutical industry with the development and production of biologics, vaccines and gene therapies. It has been based in the Tees Valley since 1996, with its UK headquarters located in Billingham.

In 2017 FUJIFILM opened a brand new £7million state-of-the-art biotech facility at Wilton, Redcar. The 10,000ft<sup>2</sup> cell culture Process Development Laboratory is dedicated to support the Saturn™ mAb Platform cell culture process development activities. In 2018 it committed a further £14.5million towards the establishment of a new Biocampus in Billingham.

In December 2021 FUJIFILM announced a further £400million investment, doubling the size of its Tees Valley site and creating the largest biopharmaceutical manufacturing site in the UK.

CPI, FUJIFILM Diosynth Biotechnologies and Teesside University have formed a strategic partnership to accelerate the bioscience sector in the Tees Valley. Named the Northern Bio-Accelerator Partnership (NBioP), the new collaboration has created a bioprocessing, biomanufacturing and biopharmaceutical hub in the region. Together, the NBioP provides basic and applied bioprocessing research, through to biopharmaceutical scale-up and ultimately, the commercial manufacture of life-changing medicines.

In Stockton-on-Tees plans are now under way to develop a nationally significant Care and Health Innovation Zone. Stockton-on-Tees Borough Council is working with TVCA, the NHS, Teesside University and others to transform a 110-hectare brownfield site into a home for social care and health services, sector-specific businesses, research, teaching and learning facilities and housing to meet local needs. A total of £150million has been earmarked for a new transport hub nearby, including a railway station.

Other firms seeing success in Tees Valley include Hart Biologicals, GlaxoSmithKline, MAC, Absolute Antibody, Cambridge Research Biochemicals, Micropore Technologies, XL Precision Technologies and Epigem.

**Number of Businesses: 245**

**Total GVA: £385.5m**

**Number of People Employed: 5,703**





# NET ZERO

Tees Valley is the UK's premier location to develop the low carbon technologies of the future. It has been singled out by Government as the place at the centre of the UK's future economy due to its ambitions in this sector – to create the world's first net zero industrial zone by 2040. Our region's net zero ambitions will create the jobs of the future and transform our economy.

A number of nationally significant and game-changing projects are under development in the region, creating a truly burgeoning cluster.



## NET ZERO TEESSIDE

Net Zero Teesside has long been established as the driving force in delivering Teesside as the country's first decarbonised industrial cluster. With the development of the world's first gas-fired power station at Teesworks with carbon capture, utilisation and storage capabilities, the region is well on track to deliver the UK's decarbonisation efforts.

The £4billion+ project will help create the UK's first decarbonised industrial cluster by 2040 while, as part of the Northern Endurance Partnership, it will see up to 10million tonnes of CO2 emissions captured each year and stored under the North Sea. It is Government's preferred project to lead the UK's net zero ambitions and 150 acres of land are being remediated to bring it to Teesworks.

## SUSTAINABLE AVIATION FUEL

As one of the biggest issues facing the aviation industry today, the need for the development and uptake of sustainable aviation fuel (SAF) is critical.

Recently, £40million from the Department for Transport's Advanced Fuels fund was awarded to five regional firms leading the way in SAF. These include a c.£1billion investment from Alfanar Energy, alongside Abundian Biomass-to-Liquids, Arcadia e-Fuels and Nova Pangaea Technologies.



Scan here to find out more

Number of Businesses: 420

Total GVA: £977.3m

Number of People Employed: 5,665

## HYDROGEN

Tees Valley is the UK's first Hydrogen Transport Hub, leading the research, development and testing of new technologies. Millions of pounds of Government funding has helped bodies such as Teesside International Airport, test hydrogen vehicles, with the site set to become home to a permanent hydrogen refuelling station in late 2024.

bp has committed to developing develop the UK's first and largest blue hydrogen production facility in the region – H2Teesside – as well as a large-scale green hydrogen production facility, HyGreen Teesside. With other big hydrogen projects, such as Kellas Midstream's H2NorthEast and EDF, the Tees Valley is justly the UK's capital for Hydrogen.



# FREEPORT

In March 2021, the Tees Valley was announced as one of the first places in the UK to receive Freeport status. The Teesside Freeport is the biggest Freeport in the UK and stretches across the whole region.

Building on existing manufacturing strengths, especially in offshore wind and renewable activity, the Freeport, the UK's first to be operational, will create more than 18,000 jobs in the first five years and provide billions to the local economy.

On top of that, its transport links make it the country's best connected Freeport and a gateway to global markets via air, sea, rail and road.

The site has already seen investment from SeAH Wind in the form of a multimillion-pound manufacturing facility, paving the way for a cleaner and greener economy, helping the area realise its ambition to become the UK's premier offshore wind hub.



## Where is the Freeport?

Covering 4,500 acres, the Teesside Freeport stretches across the region, including Teesworks, Wilton International, Teesside International Airport, the Ports of Teesport, Middlesbrough and Hartlepool, Liberty Steel and LV Shipping.

## What is a Freeport?

Freeports are secure customs zones where business can be carried out inside a country's land border, but where normal tax and customs rules don't apply. They can offer business incentives such as no stamp duty, five years of zero business rates, and full rebates for construction and machinery investment. While located geographically within a country, Freeports essentially exist outside its borders for tax purposes.


Freeports contain two types of zones where special rules apply, which can overlap. These are called 'tax zones' and 'customs zones'.






Scan here to find out more



## Tax Zone Benefits

-  No Stamp Duty
-  Full Business Rates relief for ten years
-  Employer NI contributions rate relief
-  Enhanced allowances for construction and machinery investment

## Customs Zone Benefits

-  Duty suspension on goods entry
-  Duty deferral for goods on-site
-  Duty exemptions for re-exports





# TEESWORKS

Teesworks is the UK's largest and most connected industrial zone, unrivalled in its size, scale and opportunity compared with not just anywhere in the UK, but across Europe. Backed with hundreds of millions of pounds of Government support, there is a 25-year vision for a world-class industrial site heavily focused on clean energy and advanced manufacturing.

Teesworks is at the heart of the Teesside Freeport, Britain's biggest and most successful Freeport, meaning investors can benefit from being part of the UK's biggest low-tax zone.

Positioned at the mouth of the River Tees, the 4,500-acre site offers direct access to the North Sea, unlocking the trade hubs of Europe as well as gas and oil feeds, and Dogger Bank Wind Farm. The site itself encompasses the major port facilities of Teesport, Redcar Bulk Terminal and the South Bank Quay.

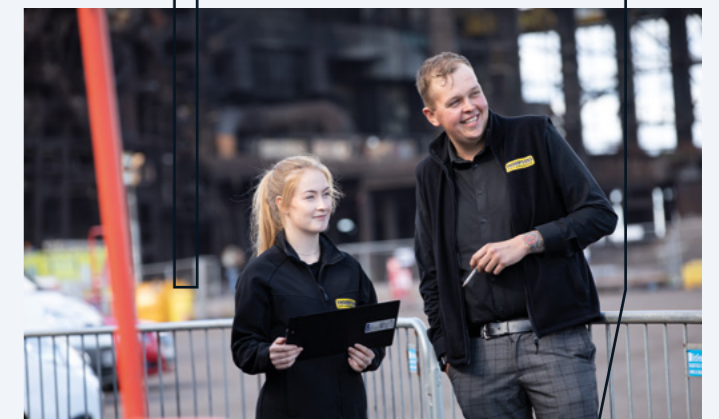
It is set to become home to the UK's first decarbonised industrial cluster, thanks to £4billion+ projects led by bp and the Northern Endurance Partnership. Net Zero Teesside will be the UK's first power station with carbon capture, utilisation and storage capabilities, with infrastructure to transport CO<sub>2</sub> from surrounding industries to secure offshore storage in the North Sea.

The under-construction SeAH Wind Ltd offshore monopile production facility will be the world's biggest when complete. It will be served by a new 1km heavy lift South Bank Quay, with more nearby land primed for further offshore development.

Circular Fuels Ltd is bringing its £150million renewable fuel facility to the site, alongside Green and Blue Hydrogen schemes being pioneered by bp.

## Teesworks Skills Academy

We have established a skills academy which helps local people get the skills they need to fill the thousands of jobs that businesses are creating across the Teesworks site. Operating as a one-stop-shop, the academy links investors, contractors, end users, employment hubs, skills providers, jobseekers and apprentices to create a world-class workforce, equipped with the expertise businesses at the site will need to grow and succeed.



# TEESSIDE AIRPORT BUSINESS PARK



Teesside International Airport Business Park is an 818-acre world-class business destination, providing unique airside access at the heart of one of the UK's largest and most integrated industrial economies.

Split across two sites – Business Park North and Business Park South – the area boasts access to a full range of freight handling services as part of the Airport's Regulated Agent status Cargo Handling Facility.

It also comes with the benefits of being located within the Customs Zone of the Teesside Freeport – the UK's largest and most successful Freeport. This offers Duty benefits such as no import paid on non-GB goods brought into the Freeport until they enter the GB domestic market; Duty flexibility over import duties and Duty exemption for re-exports.

Businesses coming on to the site will benefit from the airport's Net Zero strategy, ultimately benefitting from its solar farm – currently in the pipeline – to provide zero carbon on-site electricity supply. Teesside International is also set to become home to a permanent hydrogen refuelling station for tenants using low-emission hydrogen fuelled vehicles. With the airport playing a part in the region's development of Sustainable Aviation Fuel, businesses will be on the ground floor to take advantage of these opportunities too.

All this means that businesses of any size, across some of the region's key sectors, can be guaranteed to get flying by joining Teesside Airport's growing offering.



Scan here to  
find out more

## BUSINESS PARK NORTH

Consisting of approximately 300,000 sq ft of existing accommodation, Business Park North offers diverse and agile development options. There are seven development areas totalling 105 acres, with 35.4 acres reserved with planning consent secured for aviation-related development.

With the unique benefit of airside access, the established Business Park North provides exciting development opportunities including ground lease, design and build and redevelopment of existing buildings.

Demand is high in this sought-after area, with more than 40 existing occupiers from a range of industries. Current tenants include FedEx, which has recently moved its freight operations from Newcastle to the airport; Willis Aviation Services, which is developing a £25million Aviation Village and Jet Centre, and Draken, which recently doubled its operations at the Business Park. Future tenants include Airbourne Colours, which is committing £6.5million to a new hangar for its aircraft painting facility that is currently under construction.

## BUSINESS PARK SOUTH

On the airport's new £200million, 2.8million sq ft Business Park South, the first cutting-edge unit has now been constructed – with planning consent awarded for the next phases of its vast site.

There are high-quality Grade A industrial development opportunities across 270 acres south of the runway, ideal for sectors including aviation, logistics, manufacturing, life sciences, laboratory, green energy and data storage. These all benefit from airside access if required.

The constructed Unit D is the first of four units which together will cover 130,000sq ft. Like all the developments to come, the principle behind the 25,105sq ft facility has been to provide a loose fit base build to each unit with a plug-and-play approach to meet individual requirements. This has been established with an understood base performance that can be enhanced by an uplift in material choices as well as bespoke elements of fitout to suit individual tenant needs.

Plans are under way for units that are double, ten, 20 and even 40 times the size of the current Unit D, fully flexible and to suit the needs of future tenants.

Phase 1B, which currently has outline planning consent, will comprise three units, two of 250,000 sq ft and a further 50,000sq ft unit, ahead of further buildings in the master plan which will top out at one million sq ft.

Direct access to the Business Park South has been established via a convenient mile-long link road off the A67.





# MAYORAL DEVELOPMENT CORPORATIONS

The unparalleled success of the first Mayoral Development Corporation outside of Greater London, South Tees Development Corporation (now Teesworks), has prompted the designation of two more in the region – in the towns of Hartlepool and Middlesbrough. These are being established to accelerate the regeneration of these towns, drawing together assets even closer to enhance their environment and economy to deliver new investment, jobs and homes.

The Masterplan’s vision for Hartlepool is “Imaginative, Creative & Ambitious, a 21st-Century maritime town”.

In delivering this, it aims to:

- Secure 2,400 new and high-quality jobs
- Create 1,300 quality town centre homes
- Shape a thriving maritime economy centred around the waterfront
- Create a thriving SME start-up and Screen Industries cluster around the Northern Studios

Middlesbrough will become: “Bold, Industrious & Open for Business; Middlesbrough reinvented as a great place for everyone”.

In delivering this, it aims to:

- Create 4,000 new and high-quality jobs
- 1,500 quality town centre homes
- Provide access to world-class educational opportunities
- Become a vibrant and exciting place for arts and culture

The Development Corporations are also local planning authorities, and as such are responsible for determining planning applications with the Mayoral Development Areas. This will help cut red tape for would-be investors, removing barriers to development and speeding up regeneration opportunities.

## KEY SITES

The first two sites being regenerated are Middleton Grange Shopping Centre in Hartlepool and the area of Gresham in Middlesbrough

### Middleton Grange Shopping Centre

A reinvented shopping centre with a more diverse set of civic uses and improved public spaces which provide a safe and accessible experience for all. This creates a vibrant reinvigorated civic heart, centred around a reinvented shopping centre and new town centre uses.

Hartlepool Development Corporation purchased the long lease of Middleton Grange Shopping Centre in December 2023. Since, the HDC board has commissioned a piece of work on the wider Middleton Grange Focus Area, which includes the Shopping Centre.

HDC is seeking an aspirational approach to the redevelopment of Hartlepool Town Centre and requires a holistic approach to whole town mixed-use regeneration to deliver a sustainable town and community for the future. Alongside this work, £1.4million of essential upgrades are now taking place to repair and upgrade the centre.

On behalf of HDC, Jones Lang LaSalle (JLL) is the agent responsible for the management of the centre.

### Gresham

The first area to be targeted by the Middlesbrough Development Corporation is Gresham. This has secured a further £8million in funding from Government to kick-start its redevelopment.

Tarras Park Properties with iMpeC Developments Ltd will take on a £120million redevelopment of Gresham. The high-quality mixed-use scheme will see professional living and student accommodation created in a move away from terraced housing.

Supporting a thriving university, Gresham will further draw the university into the town, providing new state-of-the-art residential and teaching facilities and supporting infrastructure in a vibrant campus environment. A secure multi-storey car park, a business incubation space, leisure facilities, and improved pedestrian links are also part of the plans.



**Tees Valley Investment Zone:** In the Spring Budget 2024 the Tees Valley Investment Zone was announced, bringing with it £160million of Government funding. The Investment Zone aims to increase inward investment, productivity and jobs in the region’s digital and creative technology sectors across the region.

Home to world-leading companies in these sectors, the Investment Zone will seek to bolster the region’s strength even further with investment in infrastructure, skills and workforce development, business support, planning and research and innovation. The Investment Zone is primed to help create more than 2,000 jobs and, potentially, unlock £175million of investment in the next decade.



# DARLINGTON ECONOMIC CAMPUS

Transformation is taking place across Darlington to become a hotbed of jobs and industries of the future, as well as attracting high-quality Civil Service roles to put it at the heart of Government decision-making.

Government established the Darlington Economic Campus in August 2021 as part of its initiative to relocate Civil Service jobs outside of London to other parts of the country.

It aims to move some 1,500 jobs in major Government departments to the town – with hundreds currently in place and mostly filled by local talent.

Departments that are located at DEC include:

- HM Treasury
- Department for Business and Trade
- Department for Levelling Up, Housing & Communities
- Office for National Statistics (ONS)
- Department for Energy Security & Net Zero
- Department for Culture, Media & Sport
- Competition and Markets Authority
- Department for Education
- Department for Science, Innovation & Technology

As well as driving Civil Service jobs for local people, the DEC is putting our region front-and-centre in Government policy-making like never before. With Civil Servants understanding the issues, challenges and opportunities faced by regions targeted by Levelling Up such as Tees Valley, we are directly influencing the work of Government.



## DARLINGTON STATION REDEVELOPMENT

A £150million+ transformation of Darlington Station – the region's biggest station, located directly on the East Coast Main Line – is now well under way.

The strategically important station offers connections to London in 2h 20min and Edinburgh in less than that, as well as supporting vital regional services.

The investment and work being done will transform Darlington Station, improve the region's local and national transport links, tie the station more closely to town and upgrade the station's services and accessibility for all people. Buildings have been cleared to make way for an extension to the station, with the old and new sites linked by a pedestrian bridge joining the original historic station building with the new modern facility.

The station redevelopment includes a multi-storey car park, transport interchange and gateway entrance connected to Science Park. Two new platforms will be created on the station's Eastern side to accommodate current and future services, to improve the frequency and reliability of trains, and better connectivity along the East Coast Main Line and across the region.

Ultimately, this work will benefit local people, businesses, freight services and encourage would-be investors with a modern and futureproofed station showing the best of the town.

## SCIENCE PARK

The town's Science Park, centrally located next to the station and the town, is home to some of the biggest developments in biosciences in the region.

CPI acts as a catalyst bringing together academia, businesses, Government and investors to translate bright ideas and research into the marketplace.

As one the UK's leading independent technology innovation centres, CPI works with partners across diverse global markets, driving innovations forward by giving businesses access to the right experts, state-of-the-art equipment, networks, funding and more.

It was selected to be the home of the National Biologics Manufacturing Centre, and the £38million centre is helping UK companies develop a competitive foothold in the growing market for biologics.

Teesside University's £22million National Horizons Centre is a nationally significant, purpose-built asset designed to address UK technology sector growth through the provision of worldclass facilities and equipment for hands on training.

One of the most well-equipped bioscience training facilities in the UK, it has been constructed to address skills shortages in the biosciences, biotechnology, health technology and related sectors by growing the number of technicians, graduates and postgraduates and enable continuous professional development.

# SKILLS

## & Workforce



- 2.5million people living within a 60-minute drive
- Four Russell Group Universities



Tees Valley invests heavily in its workforce and is committed to delivering a world-class education and skills system that provides a base for the economic growth for the future of the area. The Combined Authority and Tees Valley Business Board work closely with local businesses to identify their current and future workforce needs and help companies meet them.

The region has superb, nationally recognised training and innovation institutions in our key growth sectors, including manufacturing, healthcare, biologics and digital. CPI, the Materials Processing Institution and TWI all have headquarters in the region and are world leaders in technical engineering, welding processes, materials processing and technical research. They provide world-class research, development and training, pioneering industry innovation.

### Teesside University

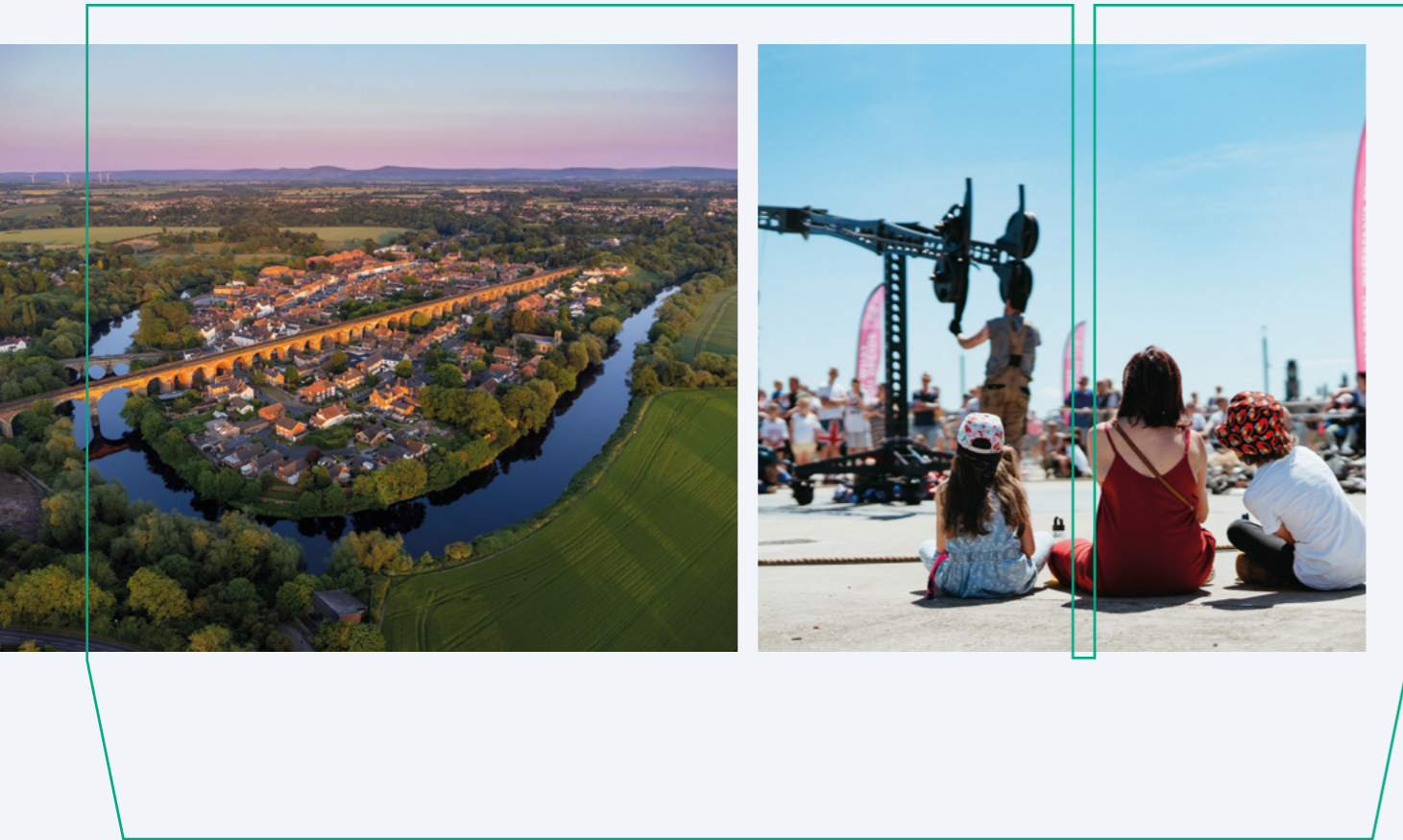
Teesside University is a key asset for the area, working with local employers to deliver sector-related courses and initiatives that support the local economy. The University also operates facilities that support business and innovation growth such as the National Horizons Centre, a major bioscience research, teaching and training facility working to transform the bio-industries sector; and the Net Zero Industry Innovation Centre, bringing together expert insight, resources and partnerships to grow Net Zero capabilities.



# LIVING

## in Tees Valley

Tees Valley offers a great standard of living with a richly diverse landscape, from picturesque villages to charming market towns and a beautiful coastline to stunning countryside.



The region has a thriving independent scene, with Baker and Bedford Streets in Middlesbrough, as well as Yarm, Darlington and Saltburn offering café and coffee culture, and unique independent shopping alternatives.

If you love the outdoors then Tees Valley is the ideal location for you. Enjoy water sports along the River Tees or at our coastal villages. If you prefer cycling and hiking, Guisborough Woods, the North York Moors and coastal paths around Saltburn provide a range of options, all with stunning views across the region. The Lake District and Yorkshire Dales are within a 1.5-hour drive too.

You can also enjoy afternoons out supporting our local sports teams, including Middlesbrough Football Club and Darlington Mowden Park rugby team.

Quality of life is good here because people get more for their money. There is a superb variety of homes to suit most incomes. From country cottages to new builds and Victorian houses to executive apartments, there is something for everyone. The average house price across the Tees Valley is £137,350, which means you have more money to spend on the important things.

Nine out of ten Tees Valley primary schools are either good or outstanding and apprenticeships and support schemes create pathways for our young people. Schools, such as Yarm School and Teesside High, offer co-educational, independent education for pupils aged 3-18. Conyers, in Yarm, and Egglecliffe and Hurworth are excellent, high performing comprehensive schools.

Not many areas allow you to live less than 30 minutes from outstanding coast, stunning countryside and the office. With a high quality of life and low cost of living, the perfect work-life balance is easier to find when you live in Tees Valley.







**TEES  
VALLEY**

For more information contact  
[info@teesvalley-ca.gov.uk](mailto:info@teesvalley-ca.gov.uk)  
[www.teesvalley-ca.gov.uk](http://www.teesvalley-ca.gov.uk)

   @TeesValleyCA