

# Billingham Shopping Centre

Stockton on-Tees, Middlesbrough TS23 2LS

Total  
Development  
**320,000**  
sq.ft  
(29,729 sq.m)



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**EVOLVE.**  
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- Town centre retail/leisure scheme
- 93 retail units including Asda Supermarket
- 673 car park spaces

Tenants  
include:

**ASDA**

**b&m**

**GREGGS**  
**COSTA COFFEE**

**Boots**

**ALDI**

**Iceland**  
**Poundland®**

**0207**  
**228 6508**

evolveestates.com

# A Vibrant Shopping Centre

Billingham town centre is a 320,000 sq.ft open air retail scheme. Billingham is part of the Tees Valley Economic area, home to the largest integrated chemical complex in the UK. It's reputation and continued strength in these international markets has allowed the town to retain a loyal and secure residential population who regularly shop in the centre and are benefiting from the recent investment in the town centre and surrounds.

Billingham Town Centre, located within Stockton-on-Tees in North East England, is a bustling and convenient place to shop and relax, with over 93 businesses including national retailers, small independent shops, cafes and restaurants, all situated in a recently refurbished pedestrian shopping area. There is a lively outdoor market every Monday and Friday.

The town centre is within walking distance of the popular Billingham Forum, which includes an ice rink, theatre and health club, and the new state-of-the-art Billingham Library.



anchored  
by a  
**48,338**  
sq.ft  
**ASDA**



Strong community and convenience focus with occupiers including Argos, Boots and B&M.

# Site Plan



## Available Units

|                      | sq.ft | sq.m   |
|----------------------|-------|--------|
| 33 Queensway         | 771   | 71.63  |
| 43 Queensway         | 2,888 | 268.30 |
| 53 Queensway         | 2,132 | 198.07 |
| 102 Queensway        | 708   | 65.78  |
| 106 Queensway        | 708   | 65.78  |
| 108 Queensway        | 1,011 | 93.93  |
| 110 Queensway        | 1,029 | 95.60  |
| 154b Upper Queensway | 197   | 18.30  |
| 1 Town Square        | 3,480 | 323.30 |
| 2 Crown Buildings    | 4,012 | 372.73 |

Primary retail catchment population of circa 80,000 people within a 10 minute drivetime catchment.

### Service Charge and Insurance

There is a service charge arrangement in place. The Landlord will insure the premises the premiums to be recovered from the tenant.

### Services

Electricity and water supplies are laid on with drainage to main sewer.

### Energy Performance

Further information available upon request.

### Planning

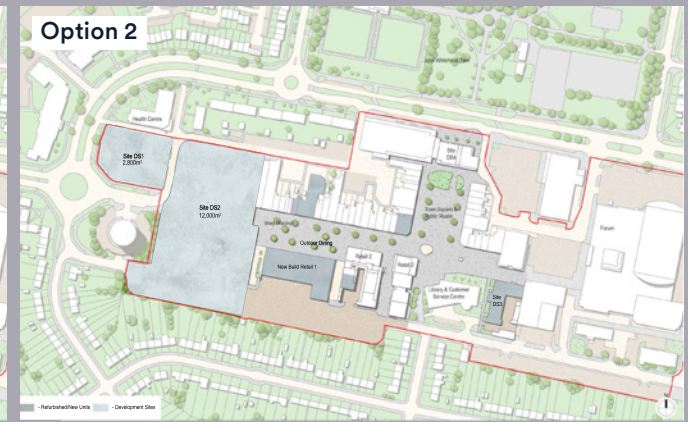
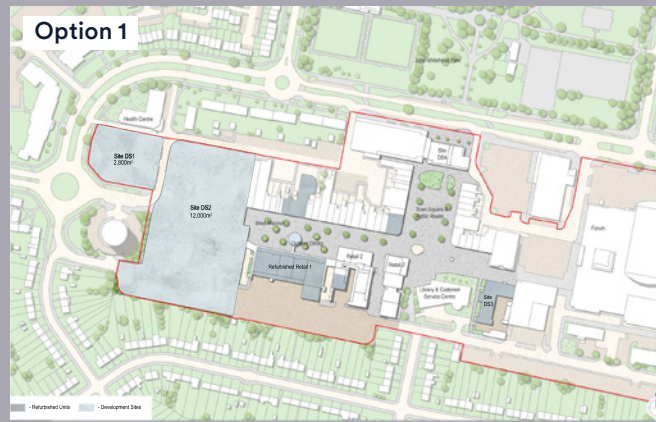
The properties benefits from a Class E Planning Consent which allows a wide range of uses - subject to planning. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

### Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

# Further Proposals

The population of Billingham has remained relatively consistent for many years and the industrial sector still dominates the employment market with many large companies being located in and around the town. These include Cambridge Research Biochemicals, ABB Group, Biochemica, GrowHow, Johnson Matthey, FujiFilm, Diosynth Biologics and Fruitaro providing a wide range of skilled jobs.



Billingham Shopping Centre lies at the heart of the community



# Town Centre Location

Billingham is a large town situated in County Durham in the North East of England. It has a resident population of circa 80,000 inhabitants within a 10 minute drive time. It is within a 20 minute drive from Middlesbrough and Stockton on Tees.



| DESTINATION      | TIME    | DISTANCE  |
|------------------|---------|-----------|
| Middlesbrough    | 18 mins | 7 miles   |
| Stockton-on-Tees | 15 mins | 4.5 miles |
| Hartlepool       | 17 mins | 8 miles   |
| Sunderland       | 32 mins | 24 miles  |

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All Enquiries

Owned and managed by



Phil Coombes  
M: 07715 678426  
E: phil@cnprop.co.uk



Andrew Wilkinson  
M: 07904 622277  
E: andrew@cpne.co.uk



Dan Davies  
M: 07539 887114  
E: drd@evolveestates.com