



WYNYARD BUSINESS PARK

Wynyard Business Park is an exceptional development in a strategic business location in the heart of the Tees Valley, adjacent to the A19 (T) and 10 minutes east of the A1(M), offering opportunities for business of any type and size. Please select and click from the three coloured business zones for more information.

Offices for 1-50 People

Office suites from 1,000 sq.ft.

Self-contained offices from 1,000 sq.ft



Wynyard Park House is an outstanding office building at the very heart of Wynyard Business Park. Set amongst beautiful landscaped surroundings with sculptures and water features, it offers occupiers a superb working environment.

Designed around the impressive central atrium, which offers both informal and formal meeting areas and the very popular Café and Bistro, the accommodation at Wynyard park house offers a superb grade A specification offices from 1 desk to large open place offices, providing occupiers complete flexibility and room to grow.

INTRO

THE VIBRANT HEART OF THE
BUSINESS PARK





- Café and Bistro
- Kids 1st Nursery
- Manned reception
- 24 hr security
- Conference/meeting room facilities
- Free on site car parking
- Free WiFi access
- On-site Health & Fitness facilities
- Wynyard Hall Country House Hotel and Spa

AMENITIES



HEALTH & FITNESS



CAFE



CONFERENCE ROOM



CAR PARKING



24 HOUR SECURITY



EV CHARGING POINT



RECEPTION SERVICES



CHILDCARE



SUPERFAST INTERNET





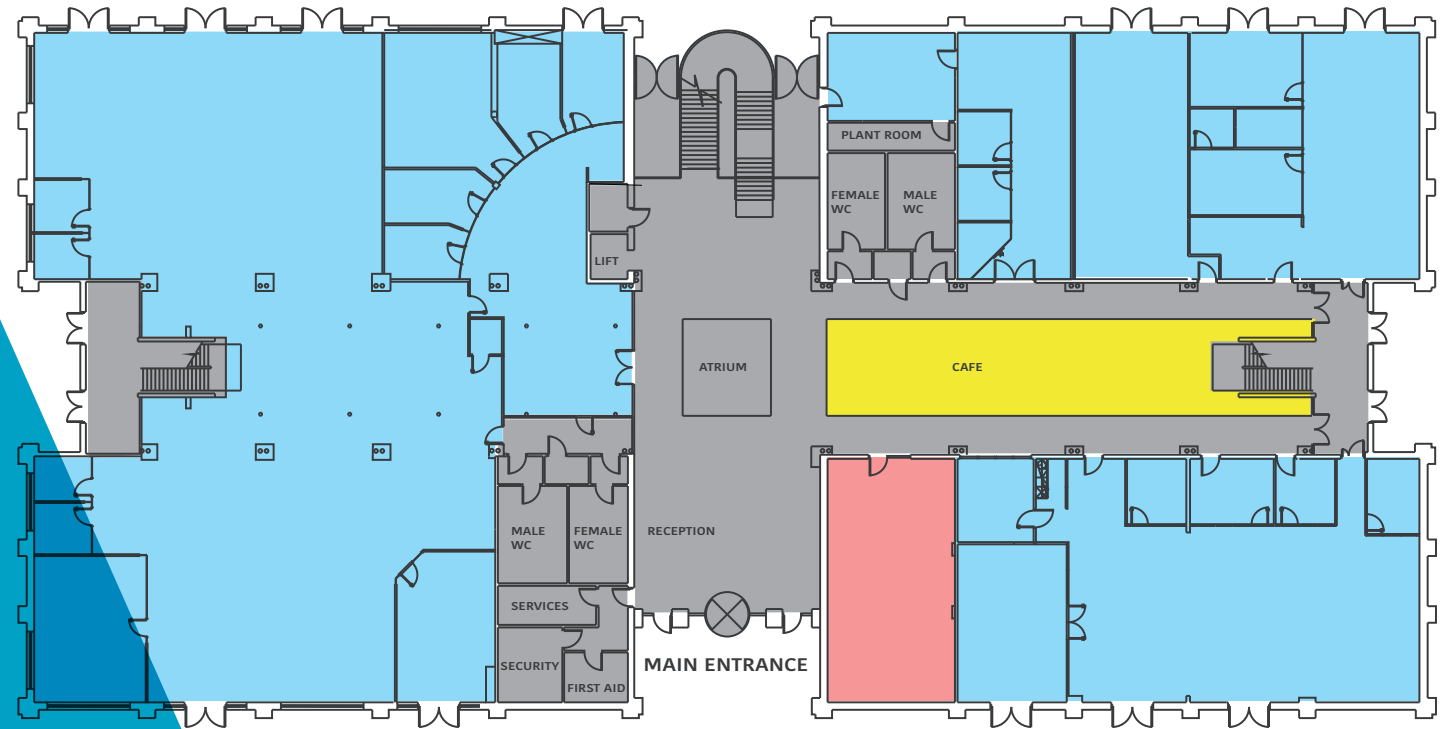
- SPEC
- Fully raised access floors
 - Suspended ceilings incorporating integrated Lighting
 - Air conditioning
 - Option for fully furnished
 - Flexible agreements available
 - Offices to suit all business needs
 - Showers
 - Communal kitchen facilities
 - EPC - Available on request

SPEC



GROUND FLOOR

Ground Floor



Offices



Business Centre
Serviced Offices



Conference
Room



Cafe

First Floor

FIRST FLOOR



Offices

Business Centre
Serviced Offices

PLANS

Nearby:



Wynyard Golf Course



Wynyard Hall



Wynyard Stables

Drive Times

- **A19** – 1 minute
- **A1 (M)** – 10 minutes
- **Darlington Railway Station**
– 25 minutes
- **Durham Railway Station**
– 25 minutes
- **Durham Tees Valley Airport**
– 15 minutes
- **Newcastle International Airport**
– 45 minutes
- **Ports – Tees Port** – 12 minutes
- **Port - Seaham** – 20 minutes

Wynyard Park House
Wynyard Avenue,
Wynyard,
Billingham,
TS22 5TB



LOCATION

LOCATION

WYNYARD PARK HOUSE

If you would like further details or to view Wynyard Park House, please contact Dodds Brown or Knight Frank:

 Dodds Brown

01642 244 130
www.doddsbrown.co.uk

Stephen Brown
s.brown@doddsbrown.co.uk

 Knight
Frank

0191 221 2211
KnightFrank.co.uk

Patrick.Matheson@knightfrank.com
Rebecca.Maddison@knightfrank.com



VIEWING

VIEWING

Wynyard Business Village is a fantastic pavilion office development provides occupiers with the very highest quality self-contained office accommodation with contemporary brick, wood and glazed elevations.

INTRO



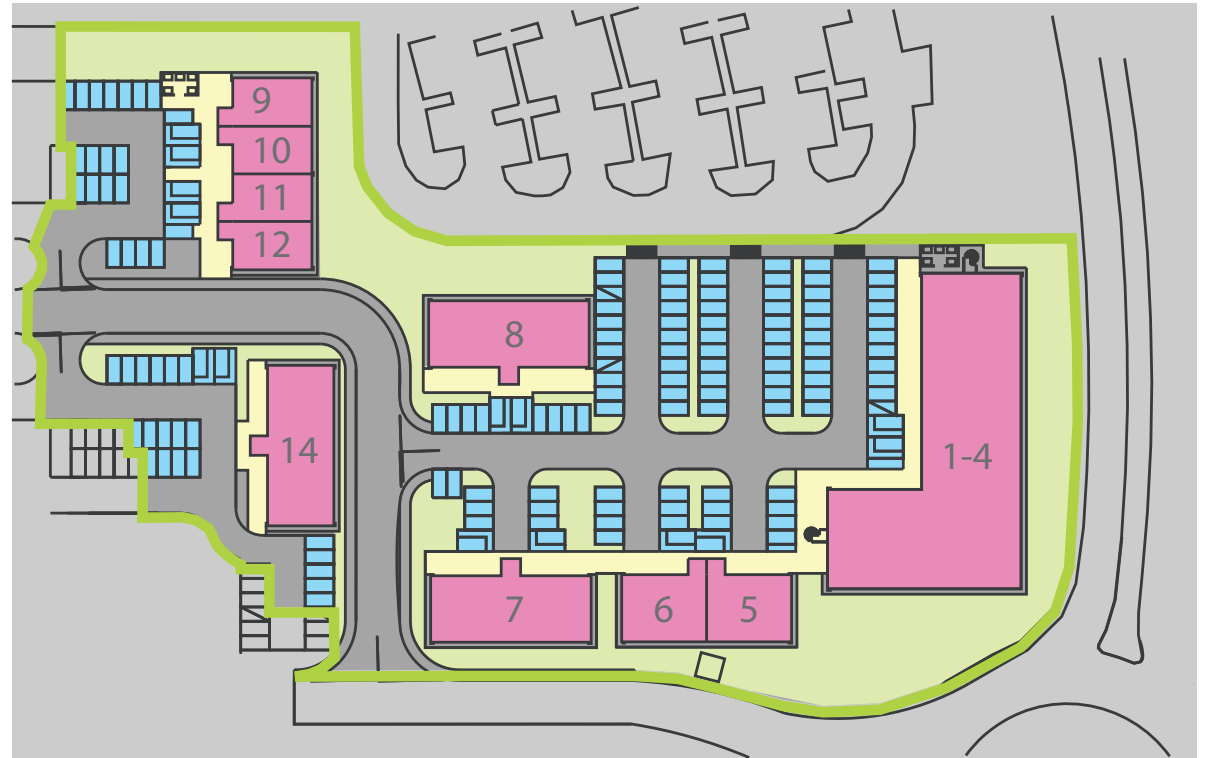
SUPERB GRADE A OFFICES



- Feature entrance / reception
- Suspended ceilings with Cat II lighting
- Gas fired central heating
- Perimeter trunking
- Male, female and disabled WC facilities
- Tinted double glazed windows
- Allocated car parking
- EPC – Available on request

SPEC





Nearby:



Wynyard Golf Course



Wynyard Hall



Wynyard Stables

Drive Times

- **A19** – 1 minute
- **A1 (M)** – 10 minutes
- **Darlington Railway Station**
– 25 minutes
- **Durham Railway Station**
– 25 minutes
- **Durham Tees Valley Airport**
– 15 minutes
- **Newcastle International Airport**
– 45 minutes
- **Ports – Tees Port** – 12 minutes
- **Port - Seaham** – 20 minutes

Wynyard Park House
Wynyard Avenue,
Wynyard,
Billingham,
TS22 5TB



LOCATION



If you would like further details or to view Wynyard Park House, please contact Dodds Brown or Knight Frank:

 Dodds Brown

01642 244 130
www.doddsbrown.co.uk

Stephen Brown
s.brown@doddsbrown.co.uk

 Knight
Frank

0191 221 2211
KnightFrank.co.uk

Patrick.Matheson@knightfrank.com
Rebecca.Maddison@knightfrank.com



VIEWING

VIEWING

Evolution is a high tech office development offering high quality modern office accommodation set amongst attractive landscaped surroundings with sculptures and water features, offering occupiers a superb working environment.



SELF-CONTAINED OFFICES

INTRO



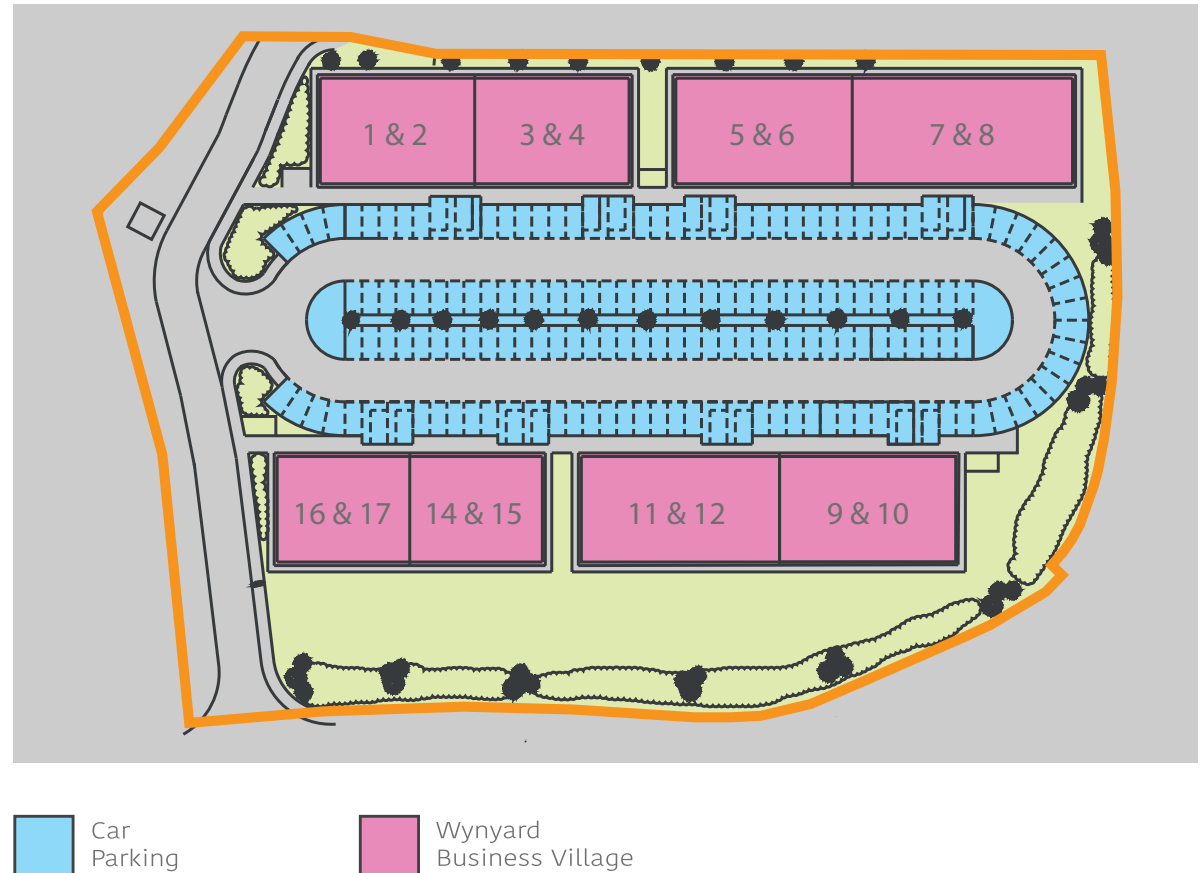


- Feature entrance / reception
- Suspended ceilings with Cat II lighting
- Gas fired central heating
- Perimeter trunking
- Male, female and disabled WC facilities
- Tinted double glazed windows
- Allocated car parking
- EPC – Available on request



ST. JAMES'S PLACE
WEALTH MANAGEMENT

SPEC



Nearby:



Wynyard Golf Course



Wynyard Hall



Wynyard Stables

Drive Times

- **A19** – 1 minute
- **A1 (M)** – 10 minutes
- **Darlington Railway Station**
– 25 minutes
- **Durham Railway Station**
– 25 minutes
- **Durham Tees Valley Airport**
– 15 minutes
- **Newcastle International Airport**
– 45 minutes
- **Ports – Tees Port** – 12 minutes
- **Port - Seaham** – 20 minutes

Wynyard Park House
Wynyard Avenue,
Wynyard,
Billingham,
TS22 5TB



LOCATION



If you would like further details or to view Wynyard Park House, please contact Dodds Brown or Knight Frank:

 Dodds Brown

01642 244 130
www.doddsbrown.co.uk

Stephen Brown
s.brown@doddsbrown.co.uk

 **Knight
Frank**

0191 221 2211
KnightFrank.co.uk

Patrick.Matheson@knightfrank.com
Rebecca.Maddison@knightfrank.com



VIEWING

VIEWING