



**SKYLINK**

**INTERNATIONAL BUSINESS PARK**  
DURHAM TEES VALLEY AIRPORT



## a strategic location a fantastic logistics network

There is a working population of 1.7m and a total population of 2.75m within one hours drive time of Skylink International Business Park.

Source: Tees Valley Joint Strategy Unit





### By Road

Tees Valley has the highest traffic speeds in the UK, and North East roads carry the lowest amount of traffic, consuming the least amount of fuel in the country.

Tees Valley is just 40 minutes drive from Newcastle, one hour from Leeds, three hours from Edinburgh and four hours from London.

The A19 and A1(M) provide easy dual carriageway access from both the North and the South, whilst the A1(M) also links with the M62 to offer easy access from the West.

	Distance (miles)	Drive Time (hrs & mins)
Darlington	6	15m
Stockton-on-Tees	9	20m
Middlesbrough	11	24m
Teesport	11	24m
Durham	24	38m
Newcastle	42	54m
York	48	1hr 15m
Manchester	114	2hr 16m
Hull	115	2hr 25m
Liverpool	154	2hr 40m
London	250	4hr 50m

Source: The AA

### By Rail

London, Manchester and Edinburgh are all under two and a half hours away.

### By Air

Durham Tees Valley Airport offers flight destinations to UK cities, the Channel Islands and Europe.

### By Sea

PD Ports owns and operates Teesport, the third largest UK port (based on tonnage). Teesport operates a daily Ro-Ro service to Rotterdam and Zeebrugge. Direct services cover the Far East, Middle East, Africa and across Europe. There are auxiliary services to and from Felixstowe and Southampton plus shipping lines including MSC, CMA-CGM, K Line, Container Ships and Feeder Links calling at the port on a weekly basis. In 2011 Teesport has plans to open a new deep sea container terminal on the south side of the River Tees, known as The Northern Gateway Container Terminal (NGCT).



2,000,000 sq.ft.  
250 acres.  
unlimited possibilities.

**Skylink International Business Park** is one of the most strategically important developments in the Tees Valley Region.

Part of the Peel Business Parks Portfolio, Skylink International Business Park is located adjacent to the thriving Durham Tees Valley Airport and in close proximity to the A66 with easy access to the A19 and A1(M).

The 250 acre (101 hectare) park can accommodate up to 2,000,000 sq ft (185,806 sq m) of business space and is a key part of the Airport development.

# flexibility and understanding

As a developer with years of experience and knowledge Peel knows that occupiers and other developers need a company that can offer flexible terms and sites, therefore Peel is able to offer:

- Fully serviced plots from 5 acres (2 hectares) upwards on flexible terms
- Full design and build turnkey developments
- Bespoke buildings to let
- Serviced plots for sale
- B2/B8 units from 20,000 sq ft (1,858 sq m) to over 1,000,000 sq ft (92,903 sq m)

Skylink International Business Park offers occupiers the perfect combination; a high quality business park with access to the world on their doorstep and a developer who knows what the market wants.



# Proposed Masterplan



reach new heights  
with Skylink International Business Park



# the advantages of a Peel Business Park

**A fast flexible approach...** Peel understand the modern day dynamics of occupational requirements and through Peel Business Parks we are well positioned to respond to the changing needs of the market.

**A first class environment...** Peel Business Parks are master planned to create sustainable communities where modern business can thrive.

**A proven track record...** Peel has developed over 10,000,000 sq ft of commercial floor space in the last 20 years and is widely regarded to be at the forefront of major commercial development.

# the tees valley... ...conditions for business success

It's easy to understand the appeal of the Tees Valley as a place to do business, with ease of communications, supply of skills and quality of life - the Tees Valley has much to shout about. The Tees Valley area:

- Covers an area of 80,000 hectares
- Has a population of around 657,000
- Incorporates the boroughs of Middlesbrough, Darlington, Stockton-on-Tees, Hartlepool and Redcar & Cleveland
- Has 600,000 people of working age living within 30 minutes, and 1.7m living within a one hour commute

The Tees Valley is one of the most dynamic regions in the North East of England and indeed the UK. The Tees Valley has a long track record as one of the principal centres of economic activity in North East England. Its key strengths are:

- A dedicated and committed business support network
- Low operating costs
- A flexible, skilled and readily available pool of labour
- Fast and efficient logistics network
- Strong academic support with an intelligence network of universities and colleges
- Excellent logistics and telecommunications infrastructure
- Strong inward investment track record

The Tees Valley has a strong reputation for innovation and industrial change, and boasts strengths in a number of key areas including: chemical processing, production and research, renewable energy and environmental technologies, customer service and shared service centres and digital media technologies.

## a great quality of life...

House prices in the Tees Valley are approximately half the national average and below the average of any region in England. Coupled with the unrivalled ease and low cost of commuting, this leaves working people free to enjoy the benefits of a higher than average disposable income.

And there's plenty to satisfy them. Just a stones throw from the Tees Valley's urban centre is spectacular coast and hill country, unspoiled market towns and village greens. A good slice of the Yorkshire Moors National Park is contained within the Tees Valley boundaries.

*Passionate people. Passionate places.*





## a prestigious and handy neighbour...

The Airport has a growing number of airlines and operators offering an assortment of flight destinations to UK cities, the Channel Islands and Europe.

Durham Tees Valley Airport is capable of handling aircraft of all sizes. It is located just 24 miles south of Durham and 6 miles east of Darlington, currently handles 750,000 passengers per annum, operating to more than 20 popular holiday destinations and serving key business destinations including London Heathrow and Amsterdam.

Since Peel Airports acquired a majority shareholding in the Airport company in 2003, it has invested in significant improvements to the facilities. Further major developments are scheduled to take place in the future - including a major terminal extension - in order to enable the Airport to handle up to three million passengers a year by 2015.

# peel overview

Peel Business Parks is part of The Peel Group, a leading property and transport company with assets valued at over £5.5 billion.

The Peel Land and Property investment portfolio is spread throughout the UK, comprising over 9,000,000 sq ft of investment properties and 27,000 acres of land.

The Peel Group also has a Peel Ports division, as well as Peel Airports comprising Liverpool John Lennon Airport, Robin Hood Airport Doncaster Sheffield, Durham Tees Valley Airport and City Airport Manchester.





[www.skylinkbusinesspark.com](http://www.skylinkbusinesspark.com)



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