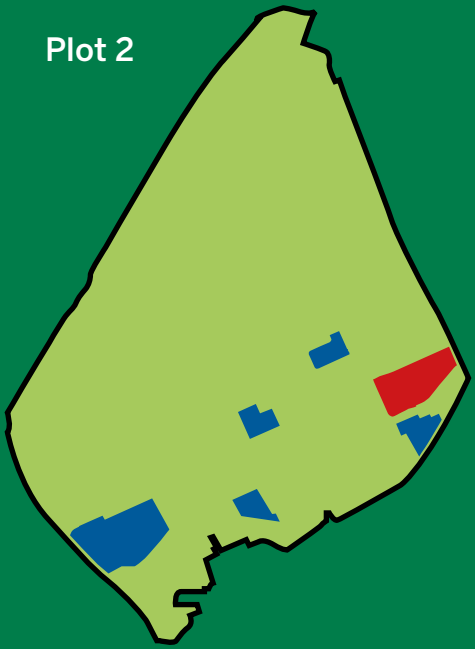


Development land available at Wilton International

33 Acre Heavy Industrial Greenfield Development Plot,
Wilton International, Teesside

Plot 2



All boundary lines are approximate

Plot 2: 33 Acres

Industrial Greenfield Development Plot

PRIME DEVELOPMENT LAND

This 33 acre Greenfield development plot is on the South-East boundary of the Wilton International site on Teesside. It is ideally suited to those seeking a location to develop in the heart of a UK major industrial area.

Superb site infrastructure and access to a wide range of utilities and site services means companies never have to worry about anything other than their own operations and business development.

The plot is available on a range of flexible lease options - the land owner would consider leasing a section of the plot for the right development.

PRE-APPROVED PLANNING PERMISSION

This plot has pre-consented planning permission for heavy industrial use, a benefit which was granted via an Act of Parliament when the Wilton International site was first established. This means that developers do not need to go through the conventional planning process. For projects seeking funding, the knowledge that planning is already granted in principle is a significant time and cost benefit and a reassurance that a major hurdle is already overcome, allowing projects to get on stream as quickly as possible.

BENEFITS OF WILTON

On-site power generated at Wilton avoids certain National Grid charges and green taxes, providing developments with reliable, low carbon and competitively priced energy from the largest private electricity distribution network in the UK. The site has a National Grid connection which can serve as a back-up, providing resilient power supplies to customers.

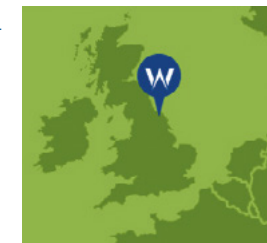
Teesside and the Wilton International site in particular is an area of manufacturing excellence with a productive and diversely skilled workforce living close to the site who are used to working flexible shift patterns.

This plot falls within Wilton International's UK Government approved Enterprise Zone. New investors are able to take advantage of Enhanced Capital Allowances of up to £100 million.

LOCATION

The plot sits on the South-East side of the Wilton International site and is easily accessible by road via the A66 and A174.

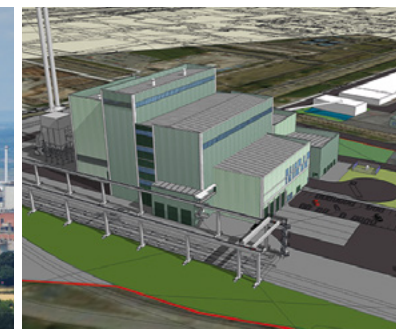
The site is linked directly to one of the UK's largest container ports and the national rail network, a convenient benefit should marine or rail transportation be required as part of a development. Both connections enable faster access to UK, European and global markets.



ENERGY



SPACE



OPPORTUNITY

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