Opportunities for Retailers and Businesses in a rejuvenated Billingham Town Centre
Billingham is a large town situated in County Durham in the North East of England. It has a resident population of 55,000 inhabitants within a 10 minute drive time. It is within a 20 minute drive from Middlesbrough (138,400) and Stockton on Tees (83,490).

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 Town Centre provides the town with famous national retail chains such Asda, Greggs, Iceland and Argos, as well as restaurants, cafes, health centre, library, estate agents and banks, with a market featuring in the centre every Monday and Friday. At the East of the centre is the Forum which has a major pull throughout the north east for the Swimming Pool, Ice Rink, Theatre and other facilities.

It is also home to the annual Billingham International Folklore Festival.
320,000 sq ft Town Centre Retail / Leisure scheme

Public Realm investment of £2.3m completed in 2014

New £2.5m library and council customer service centre opened in 2015 in heart of the town centre

55,000 residents within 10 minute drive time, spending capacity of £231m

FREE car parking with capacity for over 550 vehicles

Anchor retailers - Asda, Argos, B&M, Boots, Boyes, Iceland, M&Co, Poundland, Select, JD Weatherspoon, with a new 16,500 sq ft Aldi opening 2016
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. Its 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.

This investment is clearly visible and includes new private residential development immediately adjacent to the town centre in addition to the 2.35 million pound public realm, 2.2 million pound new library, refurbished Forum leisure centre and theatre regeneration.

The town delivers a quality convenience and comparison retail offer to a relatively low mobile catchment population. The town’s position in the hierarchy of local, district and town centres within the Tees Valley is changing as evidenced by the increasing patient numbers attracted to the dental surgery, visitor numbers to the Forum and the commitment and investment by Aldi in their market leading value food store due to open in 2016.

The Town Centre was purchased in late 2014 by St. Modwen, the UK’s leading Regeneration specialist. St. Modwen has a proven track record of asset management and regeneration of town centre schemes across the country. Billingham town centre is managed in-house by an experienced on site Town Centre Manager together with support from St. Modwen’s Leeds office.
A Living Centre

The heart of the community

Billingham Forum
Leisure centre
• 750,000 visitors per year
• gym, swimming pool, ice rink, squash courts, sports hall

Queensway Dental Clinic
providing preventative treatment and cosmetic procedures with
• 110 staff
• 115,000 patient appointments per year

Stockton on Tees Council Offices
Kingsway and Queensway House
• 400 staff
• c.10,000 visitors per annum

Billingham Forum
• Theatre 150,000 visitors per year
• 600 capacity
• Over 120 events per year

New Library
in the heart of the centre
Layout Plan

Council offices - 400 staff and 10,000 visitors per annum

Completion due in early 2016

Dental Clinic - 110 staff and 115,000 accompanied appointments per annum

Library - New £2.5 million library and Council Customer Service Centre

The Forum - Ice Rink, Theatre, Swimming Pool, Health Club with more than 900,000 visitors per annum

Home | Location | The Centre | Description | A Living Centre | Layout Plan | Accommodation | Goad | Contact Us
Accommodation

A variety of unit sizes and configurations are available:

<table>
<thead>
<tr>
<th>Address</th>
<th>Description</th>
<th>Sq M</th>
<th>Sq Ft</th>
<th>Rent</th>
<th>Service Charge *</th>
<th>Business Rates **</th>
<th>EPC Rating</th>
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<tbody>
<tr>
<td>33 Queensway</td>
<td>Ground Floor</td>
<td>73</td>
<td>771</td>
<td>£20,000</td>
<td>£2,523</td>
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<td>£12,202</td>
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<td>69 - 71 Queensway</td>
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<td>First Floor</td>
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<td>£37,500</td>
<td>£5,816</td>
<td>£23,294</td>
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</table>

***Various units available at economic rents. Contact agents for more details***

Lease

All shops are available by way of new leases on effective Full Repairing and Insuring basis on terms for a term of years to be agreed.
Contact

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MISREPRESENTATION ACT 1967

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