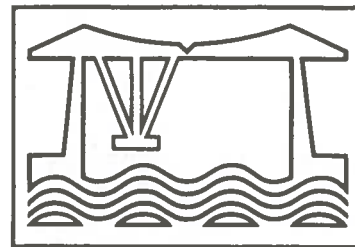


Middlesbrough Borough Council



Economic Development & Property Department

Architecture • Building Control • Economic Development • Planning • Valuation
Chief Officer: **A Noble** RIBA, MRTPI, Dipl Arch, Dipl TP. (Leeds)

P.O. Box 65, Vancouver House,
Central Mews, Gurney Street,
Middlesbrough, Cleveland. TS1 1QP.

15 November 1988

Mr Paul Greenhalgh
16 Keelmens Flats
City Road
Newcastle upon Tyne
NE1 2BU

Your Ref:

Our Ref: MDD3.1/14-JLK
When telephoning please ask for

... J. I. Kenwright
(0642) 245432 Ext. 3734
Fax: (0642) 230660 DX: 60532

Dear Mr Greenhalgh

BRITANNIA ENTERPRISE ZONE, MIDDLESBROUGH

I am writing in response to your recent letter enquiring about the Britannia Enterprise Zone.

The Zone was officially designated in November 1983 and it covers 190 acres at the northern edge of the town bordered by the River Tees. It was the old Ironmasters District and was formerly one of the most important iron and steel centres in the world. Abandoned more than a quarter of a century ago, it fell into total decay and dereliction before the Council invested huge resources into transforming the area. Before designation was announced there were 44 new factories in the area, 35 built by English Estates and the remainder by a private developer. At that stage only about one third of the factories were occupied.

There are now almost 200 buildings in the Zone and approximately 150 firms. Two organisations have undertaken speculative development, English Estates and Pilkington Properties Limited. These units include the CADCAM Centre, the first development of its kind in Europe. There are ambitious plans to complement its services with an advanced industrial campus providing advanced manufacturing technology and business facilities.

Other developments include a food processing factory (35,000 sq. ft.) a 40,000 sq. ft. warehouse for a cable company and an offshore module construction workshop for the Trafalgar House Group.

There is a joint development agreement between the Council and Cameron Hall Developments Limited who are the two major landowners of the remaining land. This development will provide a wide range of high quality buildings totalling 500,000 sq. ft. Work has already started on three sites. Another developer, Brighthouse Taxinvest, has started the construction of industrial units at the lower end of the size range providing a further 44,000 sq. ft. Construction of a third phase of CADCAM units has also commenced.

You enquired about the rental levels in the Zone and some details are contained in the enclosed Property File. The existing units are available through English Estates themselves and Storey Sons and Parker (for Pilkingtons units).

I hope that this information will be of use to you. Best wishes with your dissertation.

Yours sincerely



For
CHIEF OFFICER

ED/E/JLK/AT
