

WILTON CENTRE

Part of Pioneer Group

TEES VALLEY

Redcar, Cleveland, TS10 4RF
Laboratories | Offices | Investment | Business Development



Shaping Tomorrow's Sustainable Solutions



One of Europe's largest R&D sites, Wilton Centre is ideally positioned for businesses working in circular economy, life science, sustainable food, processing and manufacturing technology.

Set within a 75-acre, beautifully landscaped park, the expansive site is adjacent to Wilton International and sits in the heart of the North-East of England Process Industry Cluster.

Harness the region's legacy knowledge to create sustainable manufacturing practices for the biotech products of the future, as well as circular economy solutions for the petrochemical products of the past.

Ecosystem

Facilities

Location

Site Map

Pioneer Group



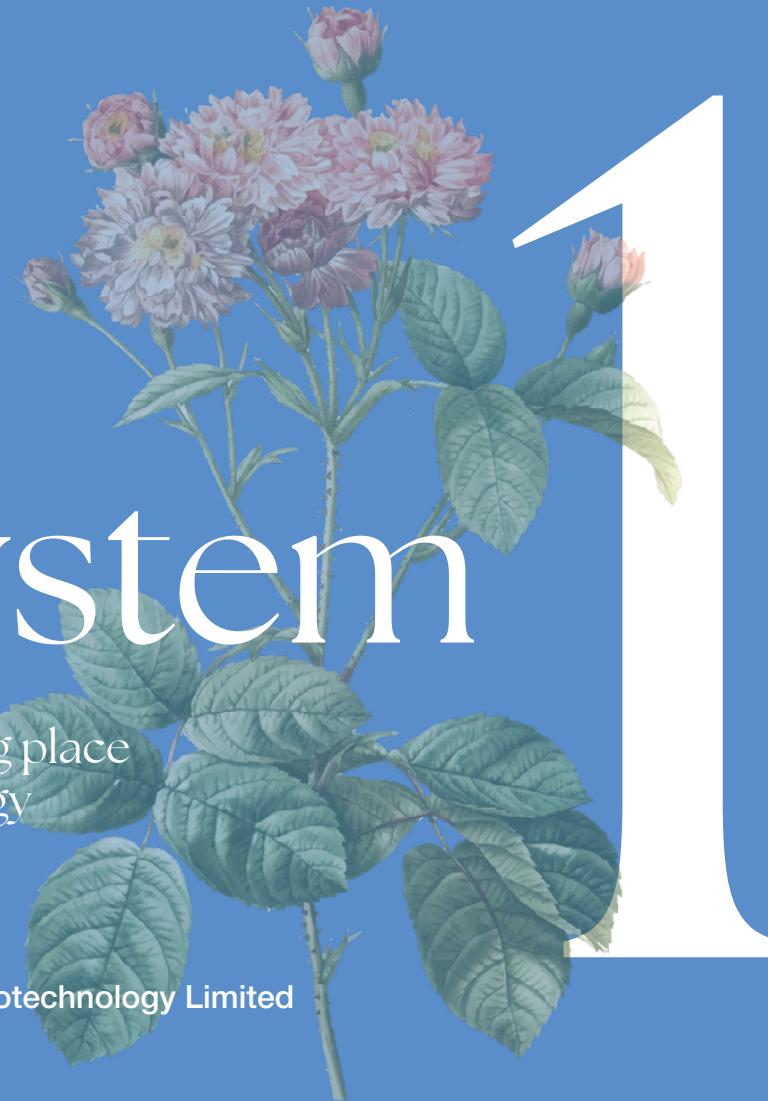


Wilton Centre | *Lake & Grounds*

Ecosystem

“Wilton Centre is an exciting place for fast-paced biotechnology start-ups like ourselves.”

Dr Thomas Burns | CEO | Plume Biotechnology Limited



Wilton Centre is part of the Pioneer Group, the UK's most connected and successful cluster of science and technology companies.

When you move onto a Pioneer Group site, you join a vibrant community that supports every organisation from early-stage spin outs to large corporations working in every stage from research & development to manufacture & distribution. We also welcome professional services and supply chain partners.

Our community is united by a common purpose: to commercialise science and technology to address human and planetary health challenges.





Ecosystem

At Pioneer Group our nationwide collective includes government catapults, large pharma, universities, venture capital, CROs, CDMOs, regulatory specialists, large FMCG, corporate venture funds, industry representative bodies, healthcare providers, professional services firms and supply chain partners.

[Find out more here](#)

We curate and energise our ecosystem in a number of different ways.

- CXO dinners
- Tenant business lunches
- Industry workshops and white papers
- Innovation competitions
- Investor pitch days
- Online webinars
- Onsite social events
- Expert Mentor Network
- Charity and STEM school days

The outcomes of which are extensive but can include:

- New collaborations and new business
- New funds raised
- Novel innovations in-licensed
- Shared scientific equipment and resources
- Joint grant applications
- Government lobbying
- Shared business lessons learned
- Employee attraction and retention
- Improved corporate social responsibility

Venture Building

For spin-outs, start-ups and scale up companies we also run a series of programmes to accelerate your growth and we have our own in-house venture capital funds to back the most promising opportunities.

[Find out more here](#)



Facilities

“Wilton Centre provides a fantastic infrastructure for process development, allowing us to scale. We have ready-access to all the supporting services we need – our offices, labs and process plants are all within walking distance of each other.”

Alex Smith | Director of Biotechnology | CPI

As one of Europe's largest R&D sites, Wilton Centre is one of the few places in the country where your business can expand from start-up to small-scale production and pilot plant.

Laboratories

From start-up labs to pilot plants and everything in between, we can offer full flexibility in accommodating your requirements. Our range of quality lab spaces can be adapted as required.

High-Value Manufacturing Catapult (HVMC)

The HVMC provides access to world-class equipment, expertise and collaborative opportunities. Together with CPI, we work with manufacturing businesses of all sizes to help turn ideas into commercial applications by addressing the gap between technology concepts and commercialisation.

Offices

With our range of open-plan and modular offices, we eliminate the hassle of real estate by offering the right space, on the right terms, at the right time for your business.

Freeport Tax Zone

An exciting new development of technical/manufacturing and incubator accommodation, offering a range of benefits for businesses, including relief of business rates and stamp duty land tax.

Technical Development Area

With roof heights up to 14 metres, these purpose-built TDA buildings offer the perfect space for companies operating at scale.

Demin Water Plant

Our on-site water plant can demineralise mains water, cutting out the associated costs and carbon footprint.

[View available spaces to rent](#)



Laboratory Facilities

Our first-rate range of well-equipped lab facilities enables companies to carry out development work in a research-oriented environment. With over 100 labs of varying sizes on-site, we know what it takes to help you run your lab facility smoothly.

Fully serviced labs

- Worktops, under-bench units and sinks
- Fire detection and fire fighting equipment and emergency showers
- COSHH compliant and tested fume cupboards
- Chemical drains, compressed air, nitrogen, hot and cold water
- Chemical, highly flammable liquid and gas cylinder storage areas
- Solvent removal and chemical waste disposal
- Provision of dry ice, cryogenic liquids and cylinder gases
- Clothing lockers, shower rooms, cleaning and laundry
- Dedicated laboratory services porter.



Wilton Centre | *Technical Development Area*

Office Space

With over 200,000 sq ft of dedicated office space here at Wilton Centre, we can offer open-plan and modular configurations, ranging from a single office space to a whole floor or block.

- Available on flexible terms
- Fully furnished options available (depending on lease terms)
- WiFi across full site
- Hospitality services
- Cleaning and building maintenance
- Recycling, refuse and confidential waste disposal
- Post and parcel services
- Use of our on-site meeting rooms, exhibition centre and lecture theatre.





Technical Development Area

Comprised of four large-scale buildings, the TDA is a safe and secure environment designed to house many disciplines of development work. Chemical and pilot plants, experimental rigs, machine testing and light industrial activity can all be accommodated, providing excellent opportunities to scale-up from laboratory operations.

Benefits

- Flexible space for R&D and manufacturing
- Option to include a mezzanine floor for office and/or plant room

Specifications

- Roof height up to 14m
- High floor loadings and overhead craneage
- Piped services – compressed air, nitrogen, steam, hydrogen and demin water
- Storage for dry goods, flammable and toxic substances, gas cylinders
- Blast bays, fume cupboards, experimental cubicles with fume extraction
- Testing and inspection services of extract ventilation and electrical equipment
- Chemical drain and waste disposal
- Roller shutter door access for goods in/out
- Ample car parking

Freeport Tax Zone

3,000 – 20,000 sqft available

New Technical/Manufacturing and Incubator Accommodation

An exciting new 148,000 sqft development at Wilton Centre with a wealth of tax and rate relief benefits. The Freeport development addresses the growing accommodation demand for companies working in the Bio-manufacturing, Bio-pharmaceuticals and Circular Economy cluster on Teesside.





Stamp Duty Land
Tax Relief (SDLT)



Employer National
Insurance



Business
Rates Relief



Enhanced Structures
and Building
Allowance (SBA)



Enhanced
Capital
Allowances

[View our Freeport Brochure](#)



Wilton Centre | *Quadrangle*

Wilton Centre Services and Amenities



Staffed
Reception



Secure 24-Hour
Access



Restaurant



Free Parking
& EV Charging
Available



Meeting Rooms &
Lecture Theatre



Secure Bicycle
Storage



Lab Porter
Service



Gym with
Exercise Classes



Shower
Facilities

A Great Place to Work For a Happy, Healthy and Focused Team

Gym & Fitness Classes

The gym boasts over 30 exercise stations equipped with the latest cardiovascular and resistance equipment, along with a schedule of diverse exercise classes designed to meet all fitness levels.

Lake and Nature

The serene lake and lush green spaces offer ideal places for relaxation and reflection during a busy workday. A wide variety of birds and other wildlife are regularly spotted in the area.

The grounds host a collaborative beekeeping project, offering community participation and the chance to learn about bees. The thriving beehives play a crucial role in pollinating local flora and enhancing the ecosystem.

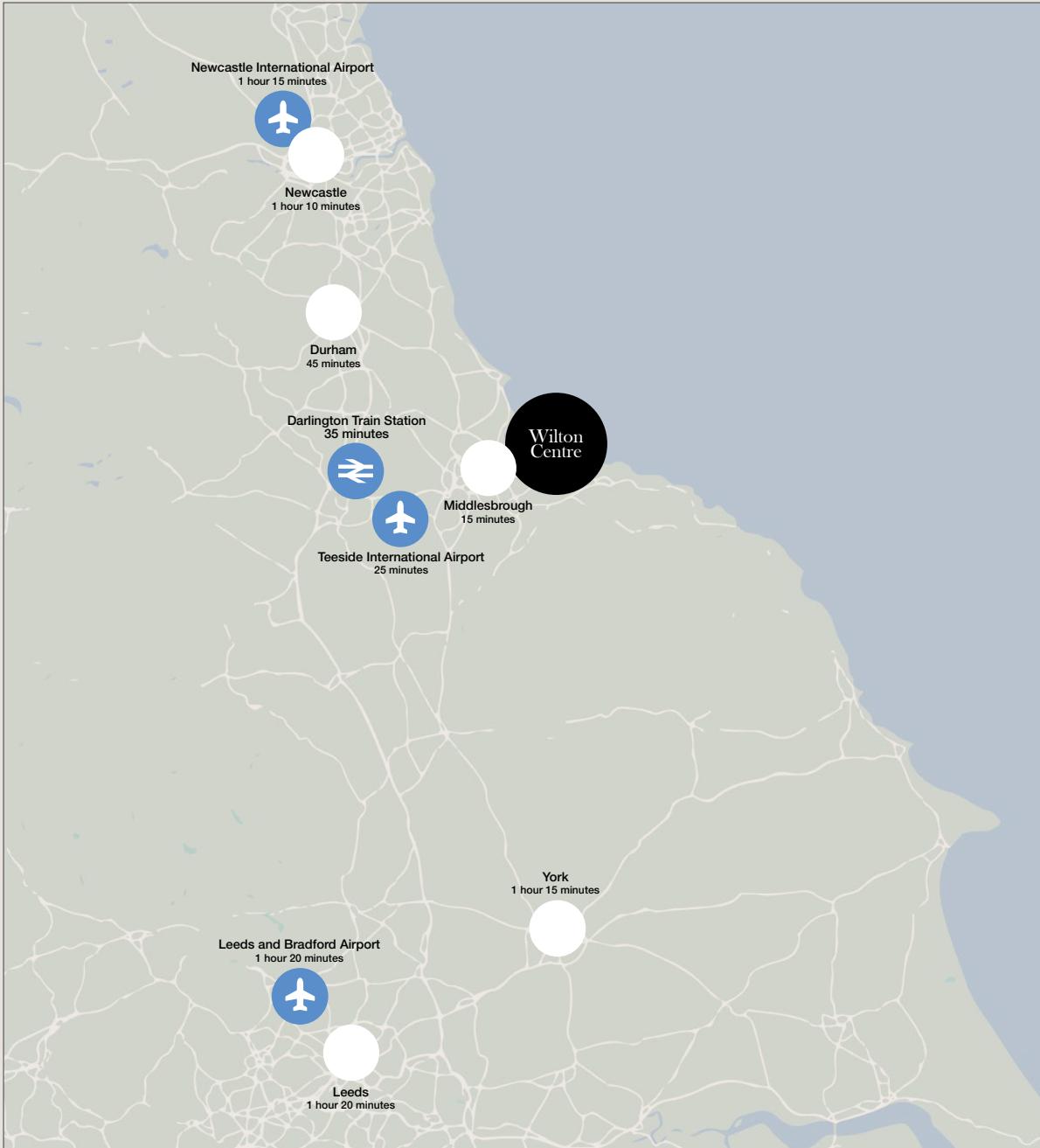
Restaurant

With family-size tables, comfy seating, and a relaxed atmosphere, the restaurant is a fantastic hub for catching up with colleagues and a bite to eat. The seasonal menu is made fresh in-house with locally sourced ingredients.



Location





Connected

Just 15 minutes from Middlesbrough in the Tees Valley, Wilton Centre sits in the heart of the North-East of England Process Industry Cluster.

Quality of Life

Enjoy the close proximity of the city of Middlesbrough, lush countryside, beautiful coastline and the North York Moors National Park.

Strategic Location

High-speed trains running to London and Scotland.



Plane

Teesside International Airport to Site - 25 mins Drive (7 miles)
Situated ten miles to the west of Middlesbrough in north east England.



Train

Edinburgh to Darlington - 3.5 hour (166 miles)
Trains for London and Scotland connect to Darlington, which is a 35 minute drive away.



Drive

Middlesbrough to site - 15 mins (7 miles) (24 miles)
15 minutes to the coast and North York Moors



Cycle

Central Middlesbrough to Site - 35 mins (7 miles)
With ample secure bicycle storage on site.

The Region

Business-Friendly Environment

Supportive local authorities, robust infrastructure, and a diverse economy.

Innovative Research

Focus on fostering innovation with numerous R&D centres and collaborations.

Supportive Ecosystem

Collaborative network of chambers, associations, and government initiatives.

Skilled Workforce

Access to a skilled and diverse talent pool



Partners

Wilton Centre thrives through strong partnerships with organisations in the North East and nationally.

These include;



Our collaborations provide our tenants with access to cutting edge research and valuable industry connections.

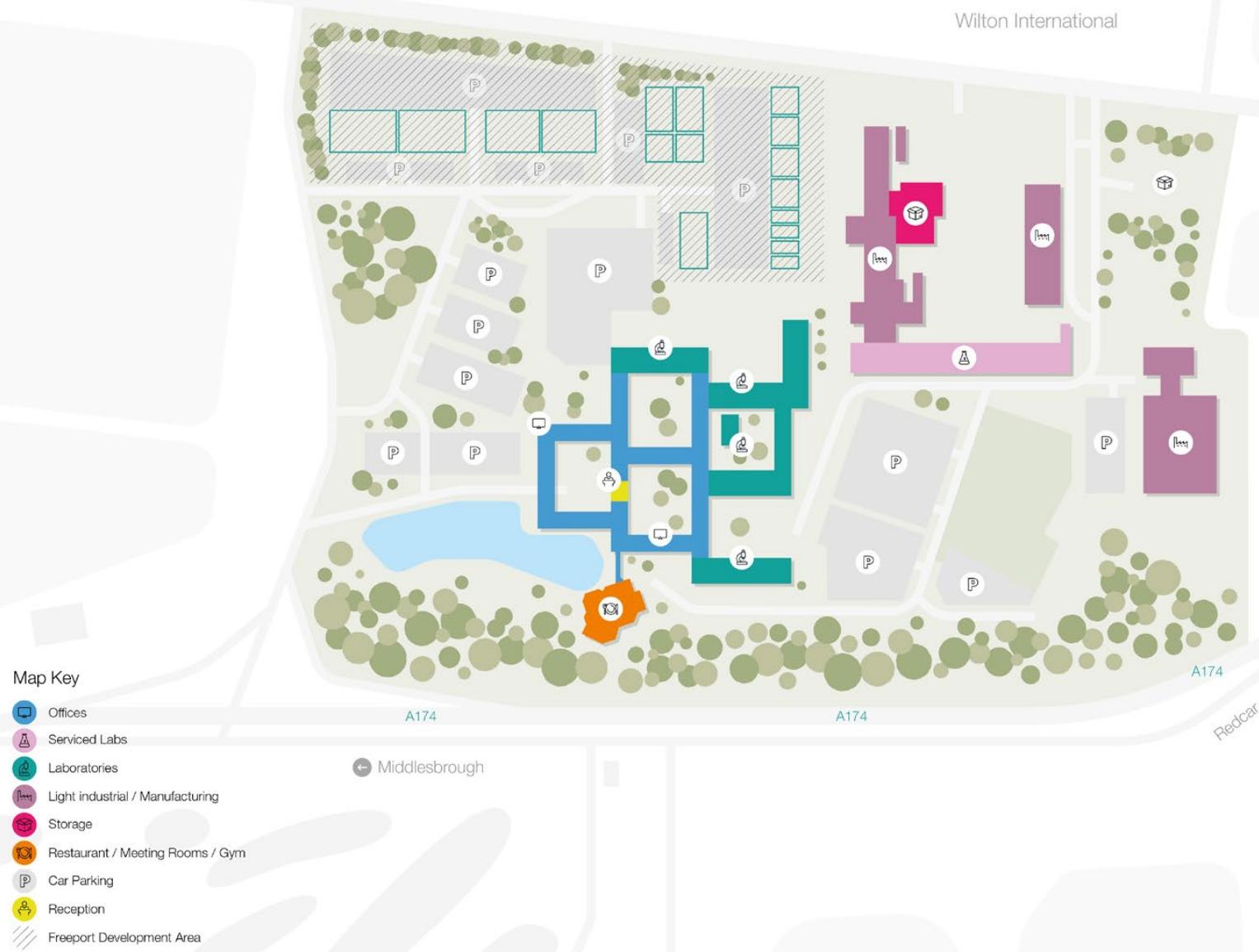




Wilton Centre | *The Kitchen (Restaurant)*

Site Map







Pioneer
Group



Tackling human and planetary health challenges

Across the UK and Ireland, Pioneer provides real estate, venture building and investment expertise to companies tackling human and planetary health challenges.



Map of the UK and Ireland showing 14 numbered locations marked by circles, representing Pioneer's real estate and investment expertise in human and planetary health challenges.

- 1 BioCity | Glasgow
- 2 BioCity | Nottingham
- 3 Cardiff Edge | Cardiff
- 4 Cherrywood | Dublin
- 5 Colworth Science Park | Bedfordshire
- 6 Edinburgh Technopole | Edinburgh
- 7 Hexagon Tower | Manchester
- 8 Kent Science Park | Sittingbourne
- 9 MediCity | Nottingham
- 10 Victoria House | London
- 11 Wilton Centre | Middlesbrough
- 12 Cambridge | In Development
- 13 Oxford | In Development
- 14 London | In Development

At a glance

6,400 people working on sites

300K sq ft under development

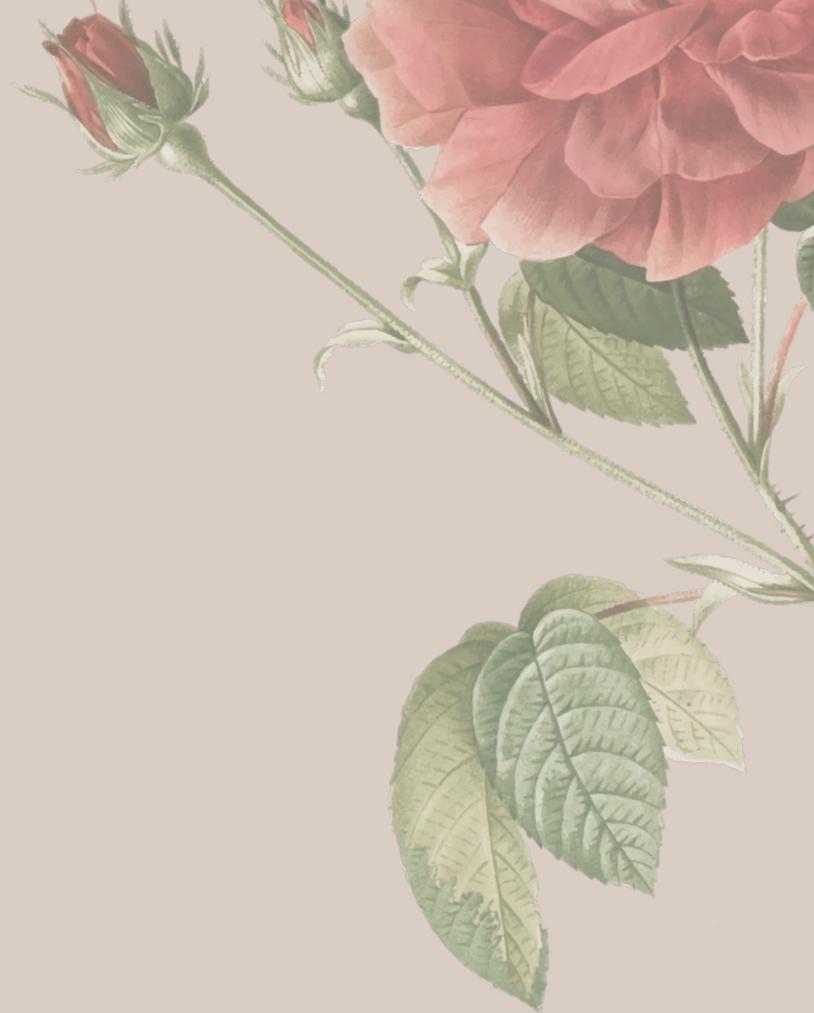
2.6M sq ft of laboratories

11 locations across Europe

2M sq ft future development planned

VC investment fund





part of Pioneer Group

[View available spaces to rent](#)

Contact

Pioneer

Claire Morton

T: +44 (0)1642 438004
c.morton@wiltoncentre.com

Jeroen Houtzager MRICS

M: +44 (0)7970 315587
j.houtzager@thepioneergrp.com

Agents

Matt Lee

M: +44 (0)7815 469115
matt.lee@carterjonas.co.uk

Stephen D Brown

M: +44 (0)7973 732260
s.brown@doddsbrown.co.uk

[LinkedIn](#)

@pioneergrp

[Instagram](#)

@pioneergrp

thepioneergrp.com