

Middlesbrough Investment Prospectus

Invest in
Middlesbrough

We are
Middlesbrough


Middlesbrough
moving forward



Introduction

I am delighted to present this Investment Prospectus at a pivotal moment in Middlesbrough’s history.

WRITTEN BY
Chris Cooke
Mayor of Middlesbrough

With the town’s bicentenary approaching in 2030, it comes at exactly the right time.

The years ahead will be truly transformative, with landmark opportunities including hosting the Turner Prize and a potential City of Culture title helping to place Middlesbrough firmly in the national spotlight.

As Mayor, I see every day the strengths that make our town unique: a proud industrial heritage, vibrant communities, a rich cultural offer, and a determination to embrace the opportunities of the future. I also recognise the challenges that the town faces in a rapidly changing world.

This prospectus sets out an exciting vision for Middlesbrough’s next chapter. It highlights the opportunities to transform our town centre into a thriving destination where people can live, work, invest, and spend quality time with family and friends. Through ambitious regeneration and strategic investment, we have the chance to breathe new life into the heart of our town.

Our digital sector is thriving and continues to drive Middlesbrough’s growth and regeneration ambitions. We are positioning our town as a leading centre for technology and digital enterprise, creating new opportunities for investment, skilled employment, and long-term prosperity.

Middlesbrough has always been a town built on ambition, innovation, and resilience. With the right investment and partnerships, we can unlock the town’s full potential and shape the future of the area.

I would like to extend my sincere thanks to everyone involved in the Place Leaders Partnership for their contribution to the Place Strategy developed alongside this Prospectus. Their shared commitment to Middlesbrough’s future have helped shape a clear and ambitious vision for our town.

I am excited by the opportunities set out in this prospectus and the vision it presents for Middlesbrough.

Contents

4	The Middlesbrough Story	→
6	Over 2,000 New Homes At Middlehaven	→
8	A New Community At Gresham	→
9	New Hotel	→
10	Removing Redundant Retail Office Floorspace	→
11	‘Out of Town’ Retail	→
12	A Playable Town Centre Urban Spaces	→
13	Super Stops Taxi Hub	→
14	A New Theatre Transforming Key Buildings	→
15	Academic Centre of Excellence for Surgery	→
16	Newham Hall Empty Residential Properties	→
17	Delivery, Models and Roles	→
18	Middlesbrough in Numbers	→
20	Exciting Things to Come	→

The Middlesbrough Story



The UK's most creative place for young people to live, learn, and realise their future

Born from industry, built on ambition and shaped by people who know how to get things done, Middlesbrough has never been afraid to think big.

Almost 200 years ago, our rapid growth earned us the nickname the 'Infant Hercules'. That industrial heritage - alongside the warmth, resilience and determination of our people - still characterises our town as we forge ahead to become a leader in the digital industries of the future.

Middlesbrough has a powerful story to tell as we approach our bicentenary in 2030. Our ambition is recognised in the wider Tees Valley Local Growth Plan 2026-2036, which sets out a shared vision of Middlesbrough as a place where people choose to live, study, work, invest and spend their leisure time.

The Middlesbrough Place Strategy which runs alongside this Investment

Prospectus presents a clear direction for a thriving, confident town - digitally driven, ambitious and focused on using culture and creativity to improve lives.

And the plan puts young people at the heart of our future, with a clear ambition to become:
"The UK's most creative place for young people to live, learn, and realise their future."

The Place Strategy is unique as it looks through the eyes of Middlesbrough's young people and considers their needs when it identifies how investment should be prioritised.

It will create the opportunities to keep Middlesbrough's most ambitious young people from leaving our town.

Six strategic themes will guide priorities and investment across the town:

1. **Developing New Neighbourhoods**
2. **Celebrating Digital and Innovation**
3. **Driving Investment and Connectivity**
4. **Reshaping our Town Centre**
5. **Creating Safe, Green and Vibrant Spaces**
6. **Prioritising Skills, Education and Employment**

This Investment Prospectus turns that ambition into action.

It sets out the headline projects and investment opportunities that can help reshape Middlesbrough and will continue to evolve as development progresses and new possibilities emerge.

It is a plan for Middlesbrough's future, rooted firmly in the place we have always been.

The Infant Hercules is growing up. As we approach our 200th birthday in 2030, we are ready to write the most exciting chapter of its story.

A town that's unapologetically ambitious

As a global leader in the digital sector, with roots and operations in Middlesbrough, I'm proud to support this Investment Prospectus as Middlesbrough looks forward to its bicentenary in 2030-31.

Our town has always been a place of innovation. We're home to one of the UK's most exciting games development, digital and creative clusters with advanced manufacturing, maritime and logistics all key pillars of the local economy.

We also have an award-winning university and superb local colleges supplying people with the skills to thrive.

For digital businesses like ours, the ambition for Middlesbrough to become the 'most creative town

in the UK' is both inspiring and essential. Creativity drives our businesses, attracts investment and helps retain local talent, and we will support developments in key areas to create Cultural Quarters.

Businesses in Middlesbrough have the energy and originality, and our goal is to shape our town to reflect this, with young people front and centre.

As partners, businesses and communities, we share a responsibility to champion our young people and the place they call home.

With investment and clear direction, we will collectively make Middlesbrough a thriving, confident and future-ready town that is digitally driven, creative and unapologetically ambitious.



WRITTEN BY
Bob Makin

General Manager Behaviour
Interactive - UK Studios

Over 2,000 new homes at Middlehaven

Middlehaven represents one of the largest urban regeneration opportunities in the country, with capacity for over 2,000 new homes.

Manchester-based developer Capital & Centric will be taking the site forward, with planning permission for the first homes due to be submitted in late 2026. The site will provide a unique urban living experience unlike anything else available in Tees Valley. New residents and visitors so close to the town centre will provide a massive boost to businesses and the night-time economy in the area.

Although Middlesbrough has a disproportionately high number of young people, and young families, the housing offer in the town is dominated by traditional 3&4 bed suburban

housing. The rapid growth of the digital sector, and the success of training hubs at Teesside University and James Cook University Hospital has created the demand for an urban living product not available elsewhere in the town. Capital & Centric has been engaged to develop the Middlehaven site as an entirely new urban community, capturing the vibrancy and feel of waterside living, town centre proximity and cutting-edge design to retain the younger, aspirational population within the area.

The site is separated into three key areas:

1

The Living Room

The former St Hilda's area will be the focal point of the family housing, with 1 bed through to 4 bed units being brought forward as Build To Rent and through Registered Providers to offer the core of the new community.

2

The Campus

The area around Middlesbrough College and the newly constructed

Outwood Academy Riverside will be expanded to provide a mix of additional housing and sports/recreational facilities.

3

The Harbour

Larger residential blocks will offer waterside living, around the existing dock which will be transformed with new watersports provision.



March 2027

Planning determined for first phase



Summer 2027

Development commences



Summer 2028

First unit occupied





A New Community At Gresham

The 4.5 acre site at Gresham provides an opportunity for mixed use development adjacent to the town centre, Teesside University, and the multi-award winning Union Village (2026 Best Homes and Communities Scheme - NE RTPI, and 2026 Regeneration Project of the Year - Northern Housing Awards). The area is largely cleared, with funding in place to facilitate clearance of the remaining buildings and sitewide remediation. The right mix of social housing, build to rent and commercial space would transform the area fronting onto Linthorpe Road and provide the town centre with further footfall. The vibrant

mix of bars and restaurants in the area also represents a unique opportunity to capture the graduate and young professionals seeking their first homes.

KEY ACTIONS

December 2026
Development proposals agreed by Mayoral Development Corporation

Spring 2027
Funding package agreed

Summer 2027
Planning submitted



The right mix of social housing, build to rent and commercial space would transform the area and provide the town centre with further footfall

New Hotel

Hotel demand in Middlesbrough is sky high, with commercial studies demonstrating that the current capacity is already insufficient. A new spike in demand is also anticipated to service industrial-scale projects at places such as Teesworks.

Already home to the Travelodge, Premier Inn, Holiday Inn Express and Leonardo brands, a further hotel is required in the town centre to support the increase in business visitors and contractors, with the price of hotel rooms in central Middlesbrough reaching London prices at peak times. Although different property options exist, or may come forward, bolstering the existing cluster of hotels in the Fry Street/Gurney Street triangle would be optimal for the wider sustainability of the town centre due to the extensive availability of car parking, close proximity to vibrant food and beverage venues and links to central transport hubs. We are therefore looking to support the development of a new hotel in Gurney House.

KEY ACTIONS

December 2026
Wider site masterplan agreed

Spring 2027
Development proposal agreed

January 2028
Start on site



Removing Redundant Retail

Although the retail offer is changing, Middlesbrough still boasts many of the surviving premium high street names.

The natural flow of shoppers and the evolution of the different shopping centres suggests that the HillStreet Centre is best placed to retain and attract premium retail lettings. The Town Centre Strategy for Middlesbrough recognises that the long-term sustainability of the retail cluster in and around HillStreet should be supported. As retail space becomes available in other parts of the town centre, the preferred outcome would be to remove or repurpose most of it. We will work with property owners and agents to retain and attract retail in the town centre while facilitating this general shift towards the HillStreet Centre.



- KEY ACTIONS
- December 2026
Site options appraisal undertaken
- Spring 2027
Conversion of retail space to other uses
- Summer 2027
Decant and clearance



Office Floorspace

Middlesbrough has an over-supply of older office accommodation. This over-supply constrains rental values and detracts from the business case to invest in the new stock demanded by potential future occupiers. We will work with owners, landlords and agents to identify and remove elements of this redundant over-supply, where there is no commercial case for it being retained. Office space causing visible blight will be prioritised, and the cleared spaces used for either re-supply of premium space, or further improvements to the urban environment.

- KEY ACTIONS
- December 2026
Site options appraisal undertaken
- Spring 2027
First demolitions
- Summer 2027
Site reuse plans prepared

‘Out of Town’ Retail

As many retailers have withdrawn from town centres in favour of retail parks, the requirements for new lettings have changed. Rather than large floorplates with direct footfall, there has been a shift to smaller, ‘white box’ units with parking directly outside.

- Research confirms that areas able to provide space in this format can recapture a range of retailers that currently favour out of town retail parks. Small to medium sized retail parks where shoppers can drive in, shop and drive out are increasingly providing the bulk of consumer’s physical shopping, as well as providing convenient opportunities for collection of online orders. Middlesbrough has a number of sites where it is possible to locate a retail park of this type – within the town centre itself. Easy access from the A19 and A66 makes these sites an attractive proposition for retailers, as well as offering visitors the option of walking further into the town centre itself. The retail park would be owned and governed by a partnership of the organisations that control the main shopping centres to ensure the right offer is created and that cannibalisation is avoided for existing properties and retailers.
- KEY ACTIONS
- Spring 2027
Legal partnership agreed with shopping centre owners
- Spring 2027
Site option appraisal and business case
- Summer 2027
Approach major retail brands

Research confirms that areas able to provide space in this format can recapture a range of retailers that currently favour out of town retail parks





A Playable Town Centre

The centre of Middlesbrough will be opened up to artists, creatives and digital entrepreneurs with a brief to transform the look and feel of the environment. To ensure young people feel welcome, engaged and excited to visit the town centre, the built and natural environment will be offered as a series of individual 'canvases' to add colour, movement, animation and play. Middlesbrough will be reinvented to be unlike any other similar town – it will be bold, colourful, joyful and playful. New buildings will also be challenged to design in play and no one visiting Middlesbrough should be in any doubt that this is a powerful creative and digital hub, driven by our young people.

KEY ACTIONS

October 2026
Creative Places Scheme launched

January 2027
Redevelopment of Centre Square East

April 2027
Town Centre Canvas open call



Urban Spaces

Clearing major blocks of redundant retail or office space creates the opportunity create a major urban park, or series of smaller spaces to encourage young people and their families to visit the town centre. The provision of an urban park would also allow the opportunity to better connect different parts of the town centre. Lighting and projection will be used to provide a modern, interactive space that will be driven by digital technology to make it uniquely Middlesbrough. We will look to replace any cleared urban space in this way as a priority.

KEY ACTIONS

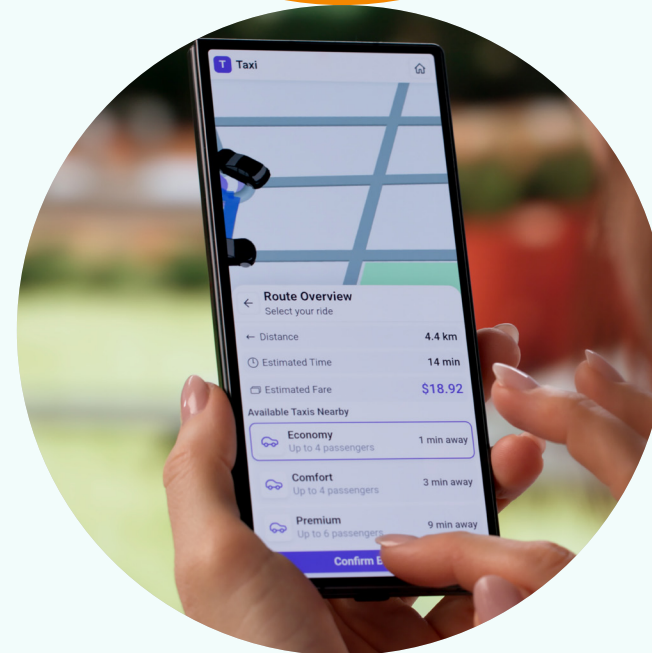
December 2026
Site options appraisal undertaken

Summer 2027
Site reuse plans prepared

December 2027
Commission design



Providing a more seamless integration between transport modes, and a better waiting environment for passengers



Super Stops

A series of technologically-enabled bus 'super stops' will be created near to Middlesbrough Railway Station, and across the centre of town, to provide a more seamless integration between transport modes, and a better waiting environment for passengers. The super stops will be high-spec enclosed hubs designed CCTV monitoring, secure and covered cycle parking, modern seating, real time bus information displays and ticket machines with e-ticket capabilities. These super stops will provide passengers with new options for drop off / pick up and will be aligned to new bus route changes in the town centre.

KEY ACTIONS

November 2026
Site option appraisal

January 2027
Consultation with Bus Operators and Users

March 2027
Sites secured

Taxi Hub

Taxi / Uber usage in Middlesbrough is very high, with young people in particular choosing this mode of transport. The collection and drop off flexibility offered through apps has changed the nature of taxi use, with reduced reliance on fixed ranks. The limited price difference between taxis and buses, allied to the high levels of availability make these trends increasingly irreversible. Although more convenient, evening usage in particular lacks the safety and comfort of waiting arrangements provided by other forms of transport such as bus and train. For the town centre to thrive the visitor experience needs to be improved, particularly for young people. A digitally enabled Taxi Hub would provide a safer and more welcome waiting environment for taxi/

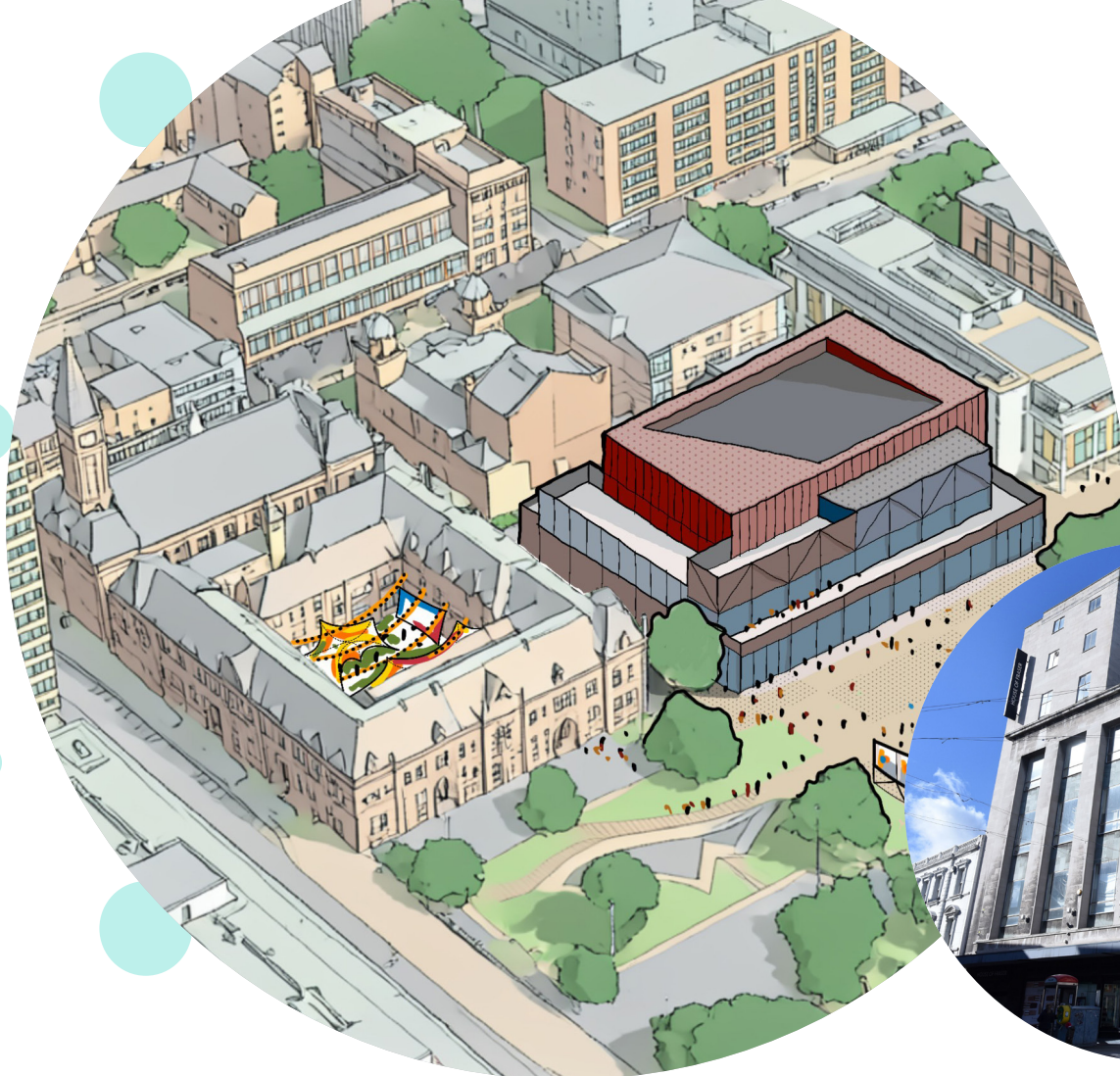
Uber users, offering many of the same facilities accessible to bus or train users, and providing seamless pick-up arrangements for operators/drivers.

KEY ACTIONS

November 2026
Site option appraisal

January 2027
Consultation with taxi operators and users

March 2027
Site secured



A New Theatre

We are committed to partner with leading operators in the field to develop a major new theatre on the site of the former Civic Centre, providing a technologically-advanced venue capable of hosting major West End shows. The theatre will form the heart of a new cultural campus, coupled with the Town Hall concert venue, with the aim of making Middlesbrough the premier cultural destination in the North East. Featuring a cutting-edge modular design, the new theatre would meet modern, versatile set requirements blended with mind blowing digital capability to provide an unrivalled customer experience. The theatre will hold between 1,200 and 1,800 seats depending upon design, with an entrance that transforms the outlook

of Centre Square. The new cultural campus will breathe new life into the surrounding food and beverage offer, and underpin the adjacent hotel cluster. The Civic Centre site will be demolished in early 2027, with the aim of construction starting early in 2028.

KEY ACTIONS

Spring 2027
Delivery partner agreed

Spring 2027
Commence demolition of Civic Centre

Spring 2027
Funding package and business case agreed

Transforming Key Buildings

The town centre is home to several landmark buildings with enormous potential. As part of the UK's only dedicated Digital and Creative Investment Zone, Middlesbrough also has access to a share of £160m in funding over the next decade.

Part of the investment is designed to support placemaking and accelerate the transformation of commercial spaces.

Vacant floorspace would be overhauled to bring digital and creative businesses to the high street.

The businesses would co-locate with ambitious culture and leisure activity to attract visitors, bringing a mix of uses to key sites.

KEY ACTIONS

December 2026
Buildings secured

December 2027
Funding package and business case agreed

Spring 2028
Work commences

An Academic Centre of Excellence for Surgery

A facility will be established at James Cook University Hospital to bring together academia, healthcare, industry, public and private organisations to establish a UK national hub driving cutting edge surgical research and innovation.

The flagship ACeS hub will offer new opportunities for improving health and economic growth in the region and across the UK through job creation and talent retention. Creating a compelling collaborative environment through a centre of excellence, ACeS will drive the establishment of a world leading surgical research to drive early diagnosis and optimise surgical care. Establishing the Hub will act as a catalyst to attract further investment and talent to the region, and enable collaborative work with regional universities, healthcare industry, and the third sector.

KEY ACTIONS

Spring 2027
Site agreed

Autumn 2027
Funding package and business case agreed

Spring 2028
Work commences





Newham Hall

The largest housing site available in Middlesbrough is Newham Hall, located to the south east of Coulby Newham, where 42 ha of developable land sits within a 71 ha boundary providing capacity for over 1,000 dwellings as a high-quality suburban extension to the existing residential area. A new road has been constructed to provide access to the site, running from north to south from the Bonnygrove Roundabout to the B1365. Outline planning permission will be in place by December 2026 with the first plots marketed by early in 2027 with the first housing completions expected in early 2029.

- KEY ACTIONS**
- December 2026**
Outline planning agreed
 - February 2027**
Site marketing
 - April 2028**
Start on site

Delivery & Models

The Investment Prospectus programme forms a cohesive package of measures designed to transform Middlesbrough's future. As some are specifically about tackling structural issues there will be a mix of projects where sound business cases can attract commercial investment, but only once the structural conditions are in place to encourage investment.

Delivering these projects will require the Council and partners to take a different approach to what has gone before. Council investment will be crucial, but limited. Government grants and other national funding programmes will be important too, but the success of the prospectus will be reliant upon securing commercial investment.

Middlesbrough Council will lead and co-ordinate much of the activity, but the Council cannot deliver the transformation of Middlesbrough alone. The scale and complexity of the opportunities prioritised will require strong and sustained partnerships across the public, private, community and education institutions.

A range of delivery vehicles will be required rather than relying on a single model. In some instances, the Council will directly deliver projects and interventions. In others, partnerships, development agreements and special purpose vehicles may be best placed to deliver the greatest benefit. Each project will be assessed on its own business case and relative merits, for the optimum delivery model.



Empty Residential Properties

Middlesbrough has a significant number of empty properties, largely concentrated in TS1 and TS3. Many could provide attractive homes for individuals and families, but they require investment to bring them up to modern standards and back into use. Many are owned by people without the financial capacity to renovate them, or carry Council Tax debt that makes it unviable for the owners to take action themselves. Most are individually owned, but a number of small landlords are holding portfolios of empty properties due to a lack of resources. The impact these clusters of empty houses have on neighbourhoods is corrosive and, conversely, the effect that investment and bringing them back into use has can be transformative to a community. The level of housing need in the town provides an opportunity for

commercial return, so the Council is seeking to work with property investors or responsible landlords, who are seeking to secure additional properties in the area. The Council will consider the right proposals that would facilitate bringing these properties back into productive use.

- KEY ACTIONS**
- September 2026**
Pilot schemes identified for key streets
 - November 2026**
Owners of empty properties contacted
 - January 2027**
First purchases agreed



Roles

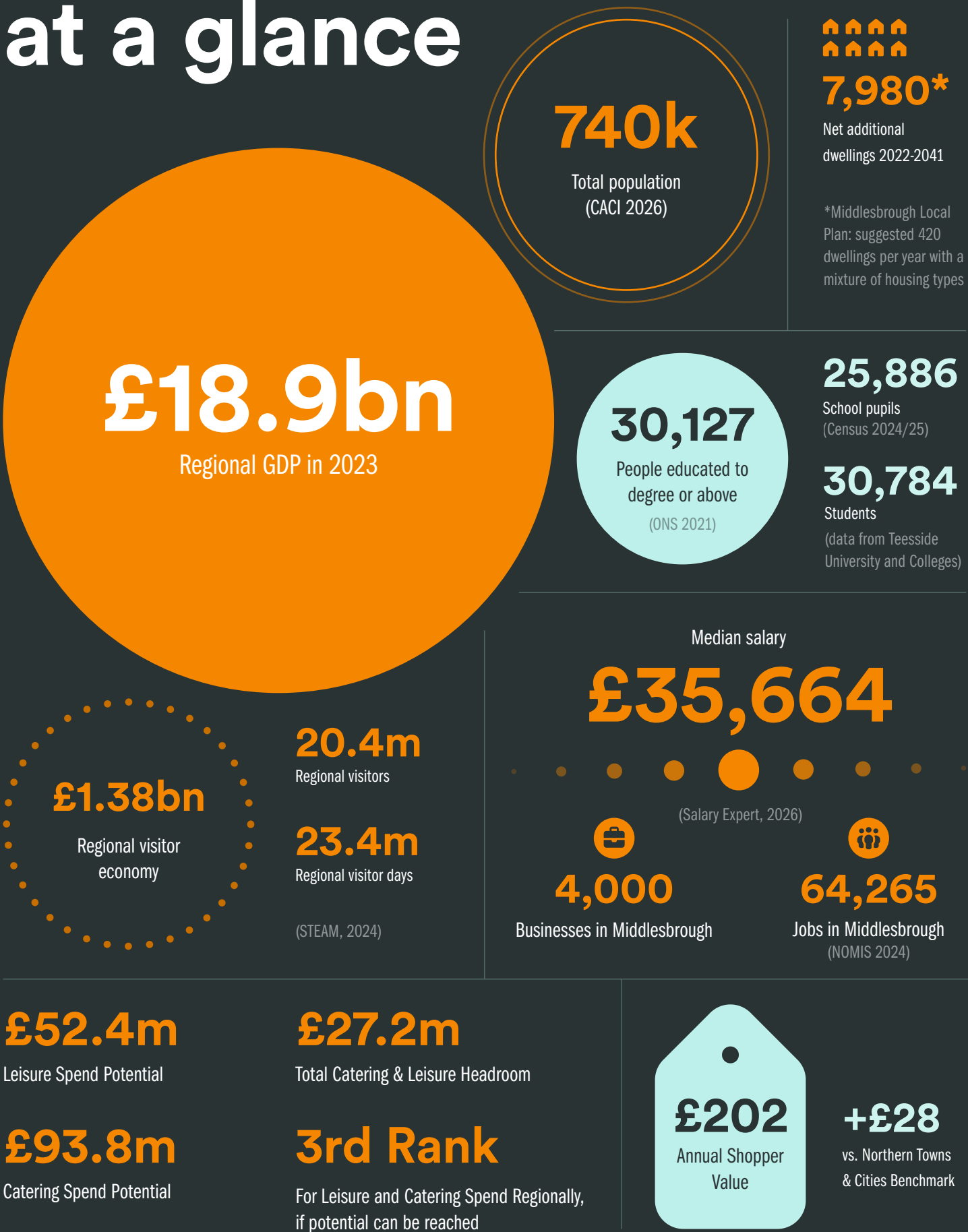
The Council will be the strategic lead and policy driver for the enablement and delivery of the Investment Prospectus. In many instances the Council will need to balance the roles of investor, landowner and developer. When the input of partners, funders and investors is essential, the Council will act as convener and enabler to support the delivery ambitions of partners and the private sector.

Stakeholders will play a pivotal role in the ambitions for Middlesbrough as they champion the plans, align their efforts and resources, bringing additional assets, expertise and capacity to strategic investments. Critical partnership roles to underpin the Investment Prospectus include:

- a.** **Community / Voluntary Sector** will assist in consultation, co-design, participatory budgeting and delivery of locally focused interventions
- b.** **Public Sector Partners** will bring resources, assets, funding and service delivery to enable and enhance our priorities
- c.** **Private Sector** involvement will be critical to raise capital and follow-on investment. They will also bring expertise, market intelligence, specialist service provision, with contract and construction delivery



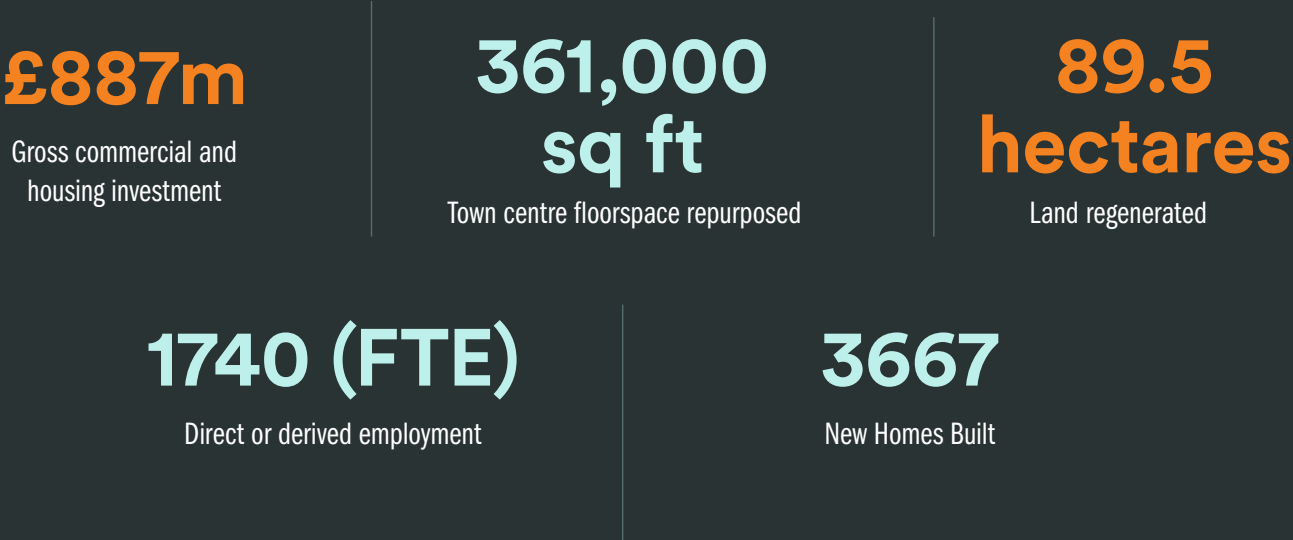
Our economy at a glance



Our commercial space at a glance



What our investment plans aim to deliver in the next decade:



Exciting things to come

- 2026 **Middlesbrough Football Club 150th Anniversary**
- 2028 **MIMA hosting Turner Prize**
- 2030 **300th Anniversary of Captain Cook's Birth**
- 2030 **Middlesbrough Bi-Centenary**
- 2030-31 **Teesside University Centenary (TU 100)**

Recent Successes

Middlesbrough has taken bold steps to strengthen our economy and create new opportunities for local people in recent years.

This Investment Prospectus builds upon the good work targeting investment in emerging sectors, new facilities and our industrial base which is helping to change the way our town looks, works and feels.

BOHO X

Boho X is the latest addition to Middlesbrough's thriving Boho Zone, bringing 70,000 sq ft of premium office space to the town. It is home to games giant Double Eleven and has created a striking new landmark for Middlesbrough.

It also strengthens our position as a growing centre for technology and digital businesses, supporting one of the fastest-growing sectors of our economy.

AUXILIARY

Our ambition is to harness creativity and culture to drive Middlesbrough's growth. A major investment has transformed the Auxiliary art space into a striking landmark for our creative scene with dedicated performance, studio and music spaces.

The completed facility gives artists, musicians and creative businesses new opportunities to work, collaborate and grow and strengthens our cultural offer as we build towards our ambition to become UK City of Culture 2029.

SOUTHLANDS

The first new community and sports facility has been delivered in East Middlesbrough for a generation at

Southlands. The new centre fulfils our commitment to replacing the former facility with a modern home for sport, activity and community life.

Middlesbrough Football Club Foundation is now based at Southlands and will operate the facility, bringing its expertise and vital community programmes to the heart of East Middlesbrough.

TEESAMP

Tees Advanced Manufacturing Park has created 180,000 sq ft of high-quality manufacturing space and helped bring hundreds of jobs to Middlesbrough.

The Council stepped in to unlock development where the private sector had been unable to do so.

That investment has helped demonstrate the demand for modern industrial space and given businesses the confidence to grow locally.

CAPTAIN COOK SQUARE

Captain Cook Square is being transformed into a new leisure destination for Middlesbrough and the wider region.

The council championed the redevelopment of the former shopping centre, helping to bring new attractions and businesses including Level X, Fun Shack, Inflate Space, Wendy's, Roxy Cinema and Umami.

It has brought an important part of the town centre back to life, replacing empty retail units and pulled families and visitors back into the town centre.



**For all enquiries about
investing in Middlesbrough**



invest@middlesbrough.gov.uk



investmiddlesbrough.co.uk



[@investmiddlesbrough](https://www.linkedin.com/company/investmiddlesbrough)



[@investmboro](https://twitter.com/investmboro)

**Invest in
Middlesbrough**



**We are
Middlesbrough**