

HCL HOUSE, RECTORY LANE, GUISBOROUGH, TS14 7DL

Suitable for a Variety of Uses subject to the Necessary Consents
Restaurant/ Café/ Bar/Retail/ Medical/Day Nursery

TO LET



THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

Wellington House : Wellington Court : Preston Farm Business Park : Stockton-on-Tees : TS18 3TA

Tel: 01642 713303 : Fax: 01642 711177 : Email: admin@thomas-stevenson.co.uk

www.thomas-stevenson.co.uk

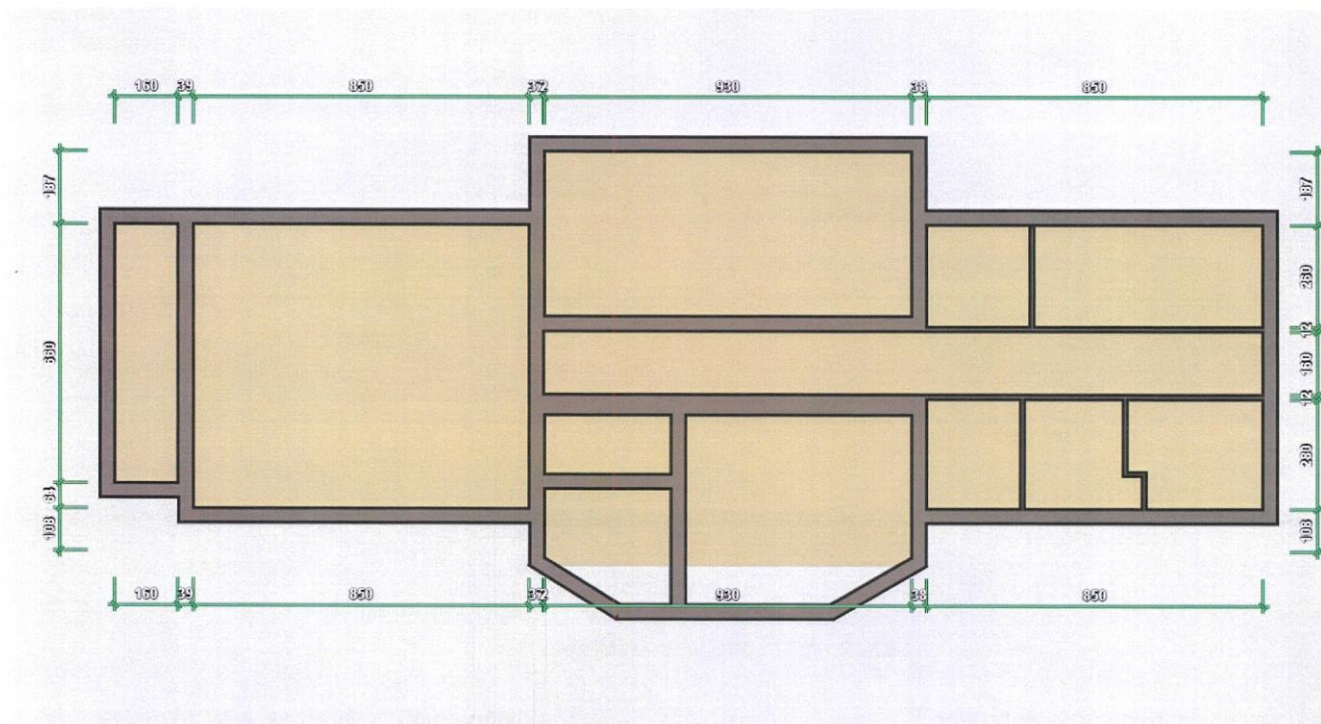
HCL HOUSE, RECTORY LANE, GUISBOROUGH, TS14 7DL

TO LET



HCL HOUSE, RECTORY LANE, GUISBOROUGH, TS14 7DL

TO LET



HCL HOUSE, RECTORY LANE, GUISBOROUGH, TS14 7DL

TO LET

LOCATION

The property is prominently located on Rectory Lane adjacent to Cleveland Gate Retail Park which is occupied by M&S Simply Food, B&M and Nellies Pancake Shop.

Other occupiers in the immediate vicinity include Sainsbury, Aldi and Iceland. Immediately to the east on Rectory Lane are the Local Authority Offices.

Access is available to the rear car park via Rectory Lane and the retail park.

DESCRIPTION

This iconic building was occupied as the Blackett & Hutton Head Offices for many years. The building is accessed from the front by a central entrance. At the front is a small garden area protected from the street by a wall, this is potentially useful open external area.

Internally the building has historically been partly compartmentalised for office use but this could be made more open plan.

The WC accommodation is at the western end of the building.

Access to the rear park is available in two separate locations.

ACCOMODATION

Ground Floor	
Gross Internal Area	274 sq m 2,950 sq ft

TENURE

The accommodation is available at a rent of £36,000 pa.

RATING ASSESSMENT

The property has a Rateable Value of £9,200.

CONDITION

The building requires investment from the landlord which they are prepared to undertake in conjunction with a letting to a suitable tenant.

It is anticipated that the ingoing tenant will need to incur significant fit out costs and the landlord understands this.

VIEWING

Strictly by appointment through this office

Tel: 01642 713303

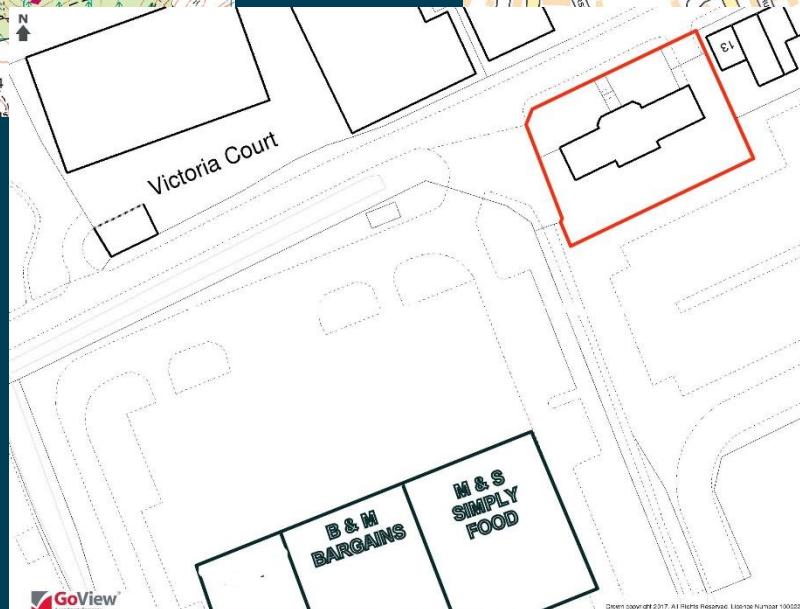
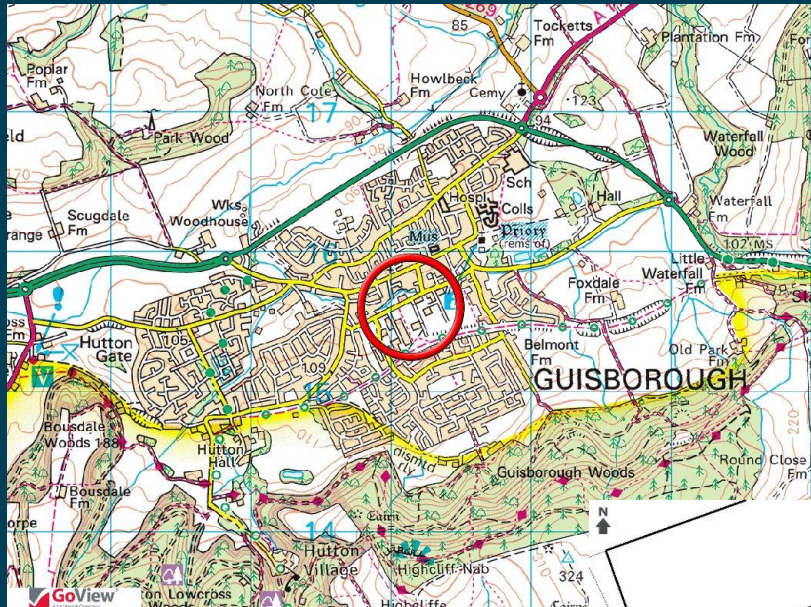
Email: admin@thomas-stevenson.co.uk

Subject to contract

www.thomas-stevenson.co.uk

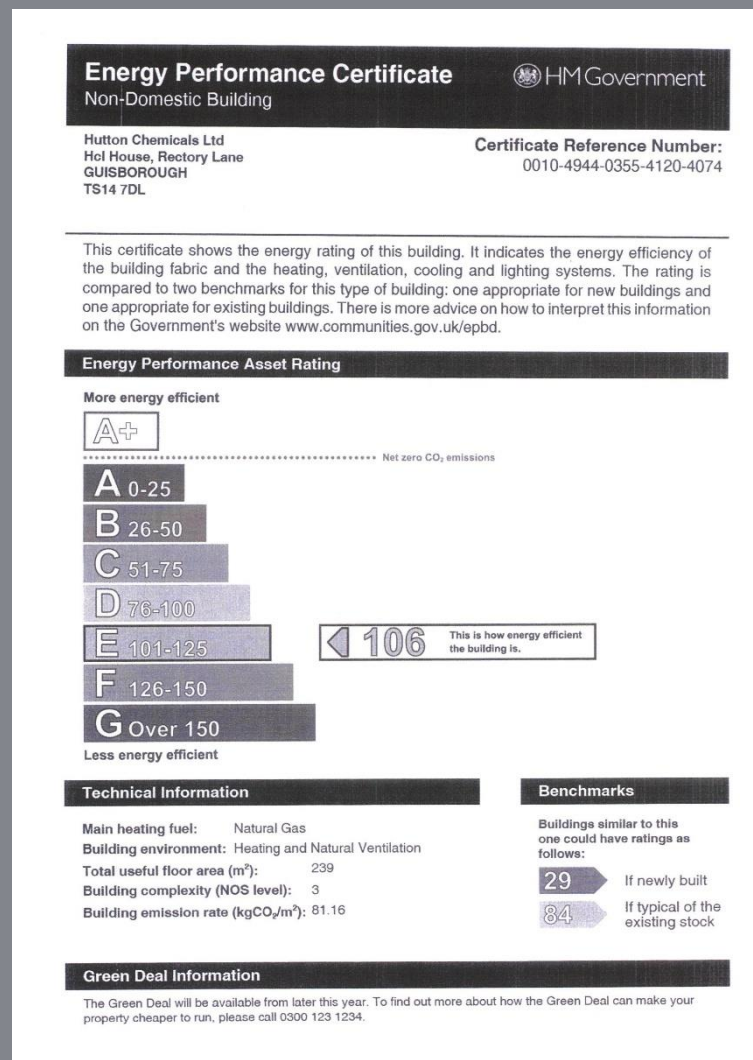
HCL HOUSE, RECTORY LANE, GUISBOROUGH, TS14 7DL

TO LET



HCL HOUSE, RECTORY LANE, GUISBOROUGH, TS14 7DL

TO LET



MISREPRESENTATION ACT 1967 Thomas Stevenson for themselves and for the vendors/lessors of any property for whom they act, give notice that:

- (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Thomas Stevenson cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representation and must satisfy themselves as to their accuracy;
- (iii) No employee of Thomas Stevenson has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the authority.
- (iv) Prices/rents quoted in these particulars may be subject to VAT in addition; and
- (v) Thomas Stevenson will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



Thomas : Stevenson can advise you in respect of:

Sales & Lettings

Acquisitions

Investment Property

Valuations

Property Management

Compulsory Purchase Compensation

Rent Reviews & Lease Renewals

THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

Wellington House : Wellington Court : Preston Farm Business Park : Stockton-on-Tees : TS18 3TA
Tel: 01642 713303 : Fax: 01642 711177 : Email: admin@thomas-stevenson.co.uk

www.thomas-stevenson.co.uk