

# 19 ELLERBECK COURT, STOKESLEY BUSINESS PARK, TS9 5PT OFFICES

TO LET



**THOMAS : STEVENSON**

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

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[www.thomas-stevenson.co.uk](http://www.thomas-stevenson.co.uk)

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## TO LET - OFFICES

### LOCATION

The property is situated on Ellerbeck Court, on Stokesley Industrial Estate, a well established and popular commercial location to the south-east of Stokesley town centre.

Stokesley is a market town situated approximately 8 miles south of Middlesbrough, close to the northern edge of the North York Moors National Park and which has a thriving town centre, with a good mix of national, regional and local businesses, pubs and restaurants, a well regarded secondary school, leisure centre, and is a highly attractive place to live and work.

The industrial estate is home to a wide range of different businesses including Armstrong Richardson, Analox, Waters Waste Services, JT Atkinson builders merchants, Sam Turner Ltd, MPI Offshore and Genesis Global Systems Ltd, with the subject property occupying a central position on the estate.

### DESCRIPTION

The property comprises a purpose built workshop and office building of steel framed construction, clad in brick under a pitched roof covered in profiled metal sheeting.

Our client occupies the rear part of the building and the offices to the front are surplus to their needs. The accommodation, which is self-contained and benefits from its own entrance to the front of the building comprises an entrance lobby, hallway, office, kitchen and toilets to the ground floor, with two further offices to the first floor.

The first floor offices have been refurbished with new flooring and LED lighting and the ground floor office will be similarly updated prior to occupation. All of the offices are air conditioned.

### ACCOMMODATION

The property provides the following approximate net internal floor areas

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#### Ground Floor

Office	49.09 sq m / 528 sq ft
Kitchen	3.80 sq m / 41 sq ft
WC's	-

#### First Floor

Office 1	64.14 sq m / 690 sq ft
Office 2	35.02 sq m / 377 sq ft

<b>TOTAL</b>	<b>152.03 sq m / 1,636 sq ft</b>
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### RATING ASSESSMENT

The offices are to be separately assessed for business rates.

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### **PROPOSED TERMS**

The accommodation is available at an asking rent of £11,450 per annum plus a contribution towards utilities costs and building maintenance which is to be agreed. The tenant is to be responsible for business rates.

Alternatively, our client is prepared to consider letting each individual office or a combination thereof, on a “serviced” basis on an easy in / easy out licence for a minimum initial period of 6 months then month to month thereafter, on an “all inclusive” rent of £15 per square foot. Please contact us to discuss further if this option is of interest.

### **LEGAL COSTS**

Each party is to be responsible for their own legal costs in connection with the letting.

### **VAT**

All rents are exclusive of VAT where chargeable

### **VIEWING**

Viewings are to be arranged through this office. Please contact Richard Stevenson.

01642 713303

[richard@thomas-stevenson.co.uk](mailto:richard@thomas-stevenson.co.uk)

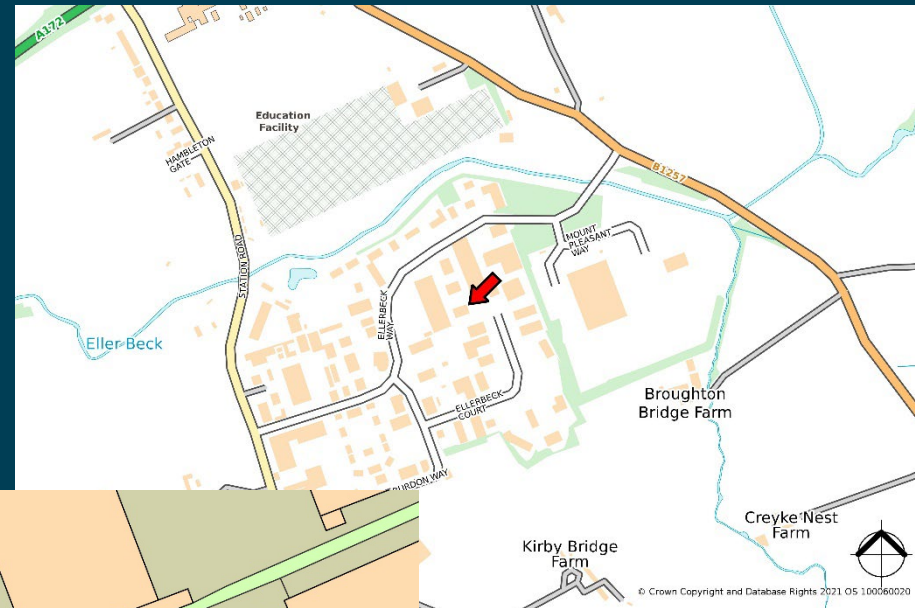
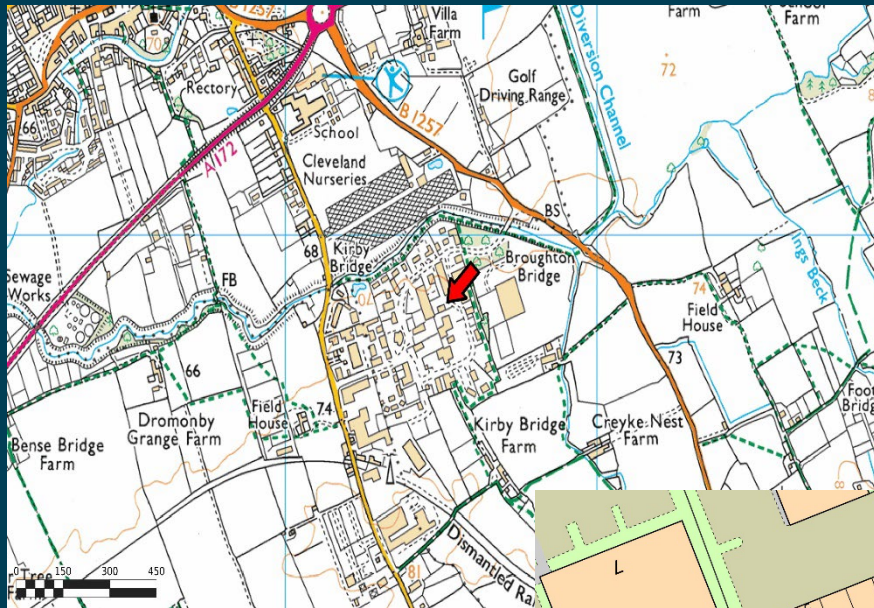
### **SUBJECT TO CONTRACT**

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### Energy performance certificate (EPC)

19 Ellerbeck Court Stokesley Business Park STOKESLEY TS9 5PT	Energy rating <b>B</b>	Valid until: 5 July 2032 Certificate number: 0129-0553-3636-1079-0892
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#### Property type

Offices and Workshop Businesses

#### Total floor area

668 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

#### Energy efficiency rating for this property

This property's current energy rating is B.

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;
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**Investment Property**

**Valuations**

**Property Management**

**Compulsory Purchase Compensation**

**Rent Reviews & Lease Renewals**

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