

FAST TRACK HOUSE, PEARSON WAY, THORNABY, TS17 6PT

TO LET – FLEXIBLE WORKSPACE



THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

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

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LOCATION

The property is located between the towns of Stockton on Tees and Thornaby in the Teesside area of the North East approximately 2.75 miles south west of Middlesbrough, 10.5 miles north east of Darlington and 31 miles south east of Newcastle.

The property is located on Teesdale, one of Teesside's premier office location, 250m north of Thornaby Railway Station and 500m north of the A66. The office is located 0.4 miles south east of Stockton town centre with water views of Teesdale Docks. The office is situated centrally within the business park.

Nearby occupiers include Sainsburys Local, Turner and Townsend, Persimmon Homes, Teesdale Lodge Nursing Home and Cleveland Police.

DESCRIPTION

Regus are offering flexible workspace designed around your needs and Fast Track House provides the following specifications:

- Air conditioning
- Suspended ceilings
- Fully carpeted
- High quality finishes throughout

Occupiers can choose from a wide variety of options including:

- Private offices
- Meeting rooms
- Dedicated desks
- Training rooms
- Boardrooms
- Custom offices

ACCOMMODATION

Fast Track House offers a variety of accommodation from single rooms to entire floor space. Accommodation sizes at Fast Track House range from: 4.5 sq m (48 sq ft) to 410 sq m (4,413 sq ft).

REGUS

Running a business is complicated enough. Our private office space includes all you need to get up and running straight away, for one simple monthly cost. With everything from ergonomic furniture to business-grade amenities, plus use of our break-out areas and worldwide business lounge network.

Impress clients in a striking office building with its stylish, Reception area and beautiful views over looking the Tees Barrage. Work in open plan offices with superfast WiFi and private meeting rooms for business gatherings.

Enjoy onsite support and relaxed breakout areas to connect with like-minded professionals.

LEASE DETAILS

Accommodation is available on all-inclusive and easy in/easy out terms in a variety of methods including by the hour, day or as long as you need. Further pricing information can be found on the Regus website.

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RATEABLE VALUE

Rents at Fast Track House are all-inclusive.

LEGAL COSTS

Each party is responsible for their own legal costs in respect of this transaction.

VIEWING

Strictly by appointment through this office
Contact Jack Robinson / Paul Stevenson on 01642 713303

Subject to contract

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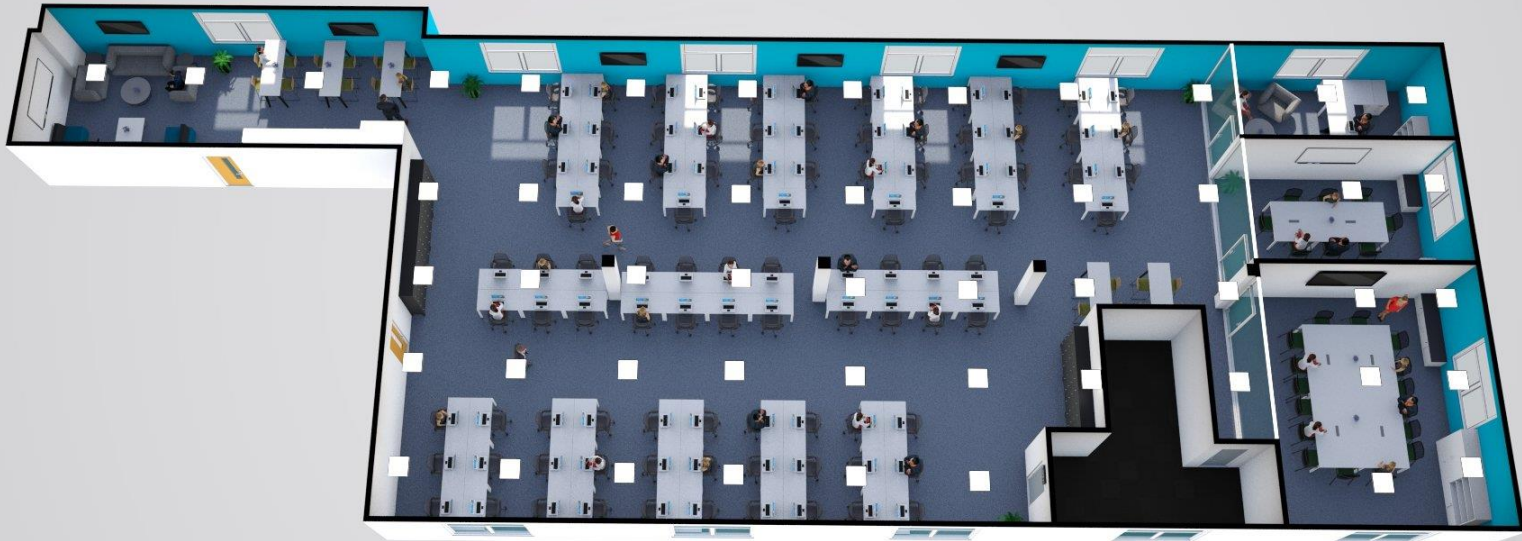
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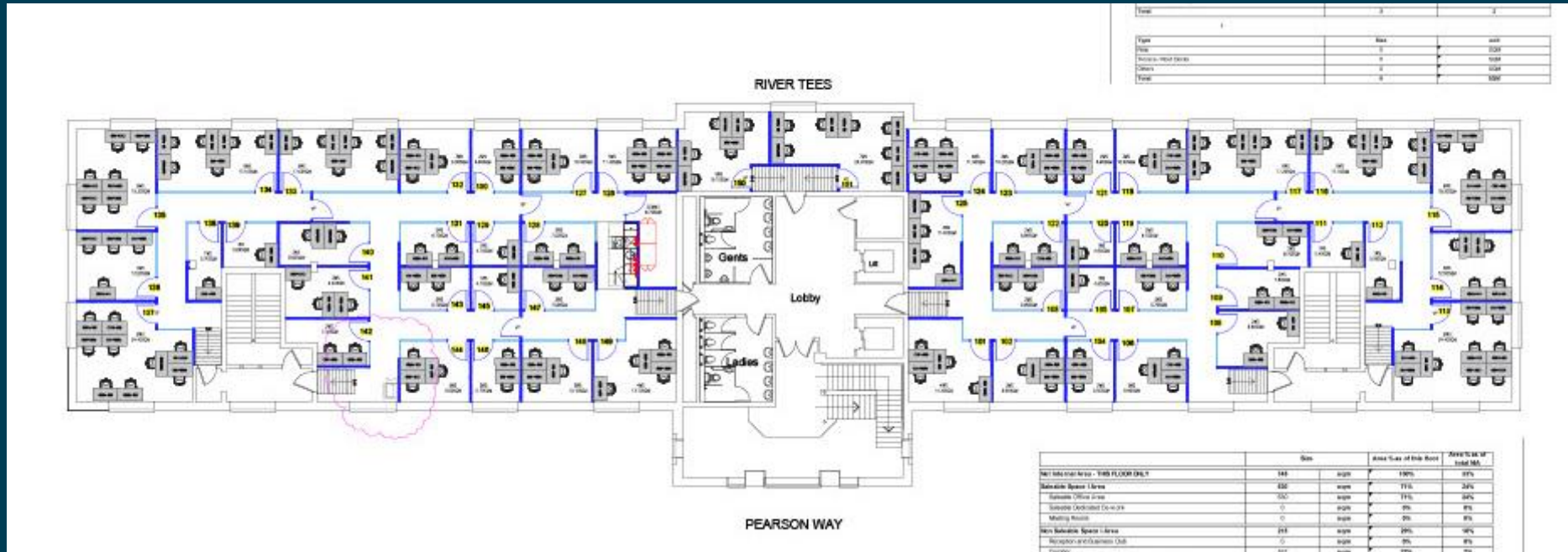
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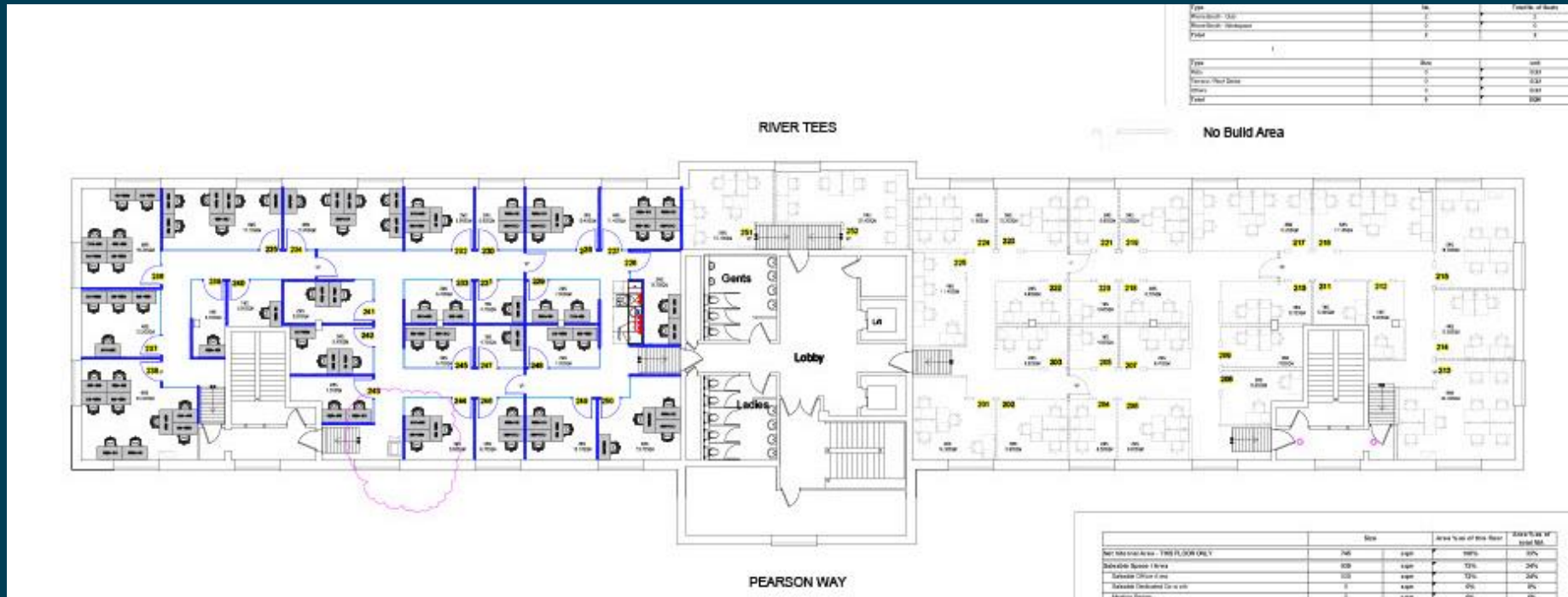
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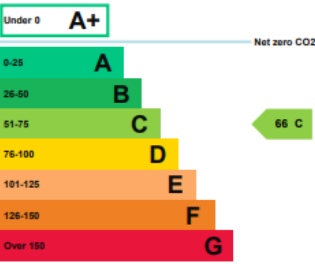


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Energy performance certificate (EPC)		
Churchill House Pearson Way Thornaby STOCKTON-ON-TEES TS17 6PT	Energy rating C	Valid until: 25 April 2024
		Certificate number: 0698-2046-1530-6900-3403
Property type	B1 Offices and Workshop businesses	
Total floor area	3,750 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A+ to E.		
Energy rating and score		
This property's current energy rating is C.		Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.
		

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:

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Investment Property

Valuations

Property Management

Compulsory Purchase Compensation

Rent Reviews & Lease Renewals

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