



TO LET

Modern Office Suites

Scotswood House, Teesdale South Business Park, Stockton on Tees TS17 6SB

- Single Floor Plates
- Established Business Park Location
- Riverside Views
- Excellent Road and Public Transport Links
- Detached 4 storey building
- Onsite Cafe
- Large Car Parking Allocation
- From Approx. 130 m² (1,394 sq ft) to 465 m² (5,000 sq ft)

Contact: Tim Carter

Email: tim@cpne.co.uk

Tel: 07904 622278

Connect Property North East

4 Halegrove Court

Cygnets Drive

Preston Farm Business Park

Stockton on Tees

TS18 3DB

Tel: 01642 602001

www.cpne.co.uk

LOCATION

Teesdale South is one of Teesside's premier office locations. This office development was constructed in c.2000 with extensive waterside views close to Stockton Town Centre. The scheme is within 400m of Thornaby Railway Station and adjacent to the A66(T) which in turn links with the region's principal highways beyond.

DESCRIPTION

The suites comprise predominantly open plan office accommodation with some glazed meeting and office accommodation, air-conditioning, gas central heating suspended ceilings, Cat II lighting, carpets, kitchen and WC accommodation.

There is passenger lift access to all floors.

ACCOMMODATION

We are advised that the suites have the following approximate areas:

Floor	Size
Gnd Floor	465 m ² (5,000 sq ft)
1 st Floor	248 m ² (2,669 sq ft)
2nd Floor Rear	130 m ² (1,394 sq ft)
2 nd Floor East	223 m ² (2,400 sq ft)

TERMS

The suite is available To Let by way of a new effective full repairing and insuring lease for a term of years to be agreed at a commencing rent of £10 per sq ft per annum exclusive.

RATING ASSESSMENT

We are advised the suites are assessed of Rating purposes as follows:

Gnd Floor	£43,750
1 st Floor	£22,750
2 nd Floor Rear	£12,250
2 nd Floor East	£23,750

We recommend that interested parties contact the local rating authority directly to determine the precise rates payable.

ENERGY PERFORMANCE CERTIFICATE

C (65)

VIEWING

Strictly through the agents Connect Property North East:

Tim Carter ddl: 01642 704930

Email: tim@cpne.co.uk

