



TO LET – High Spec Offices

Admiralty House, 9 Fudan Way, Teesdale Business Park, Stockton on Tees TS17 6EN

From approx. 525 m² (5,658 sq ft) to 1,050 sq m (11,316 sq ft) plus 212 sq m (2,277 sq ft) Attic Storage

CONNECT NORTH EAST
PROPERTY
01642 602001

LOCATION

Teesdale Park is Teesside's premier business location and one of the region's major success stories. Located adjacent to the banks of the River Tees and close to Stockton Town Centre, Teesdale Park accommodates a number of national and international companies including G4S, Cemex, Barclaycard, Santander, Cleveland Police, The Valuation Office and Durham University.

DESCRIPTION

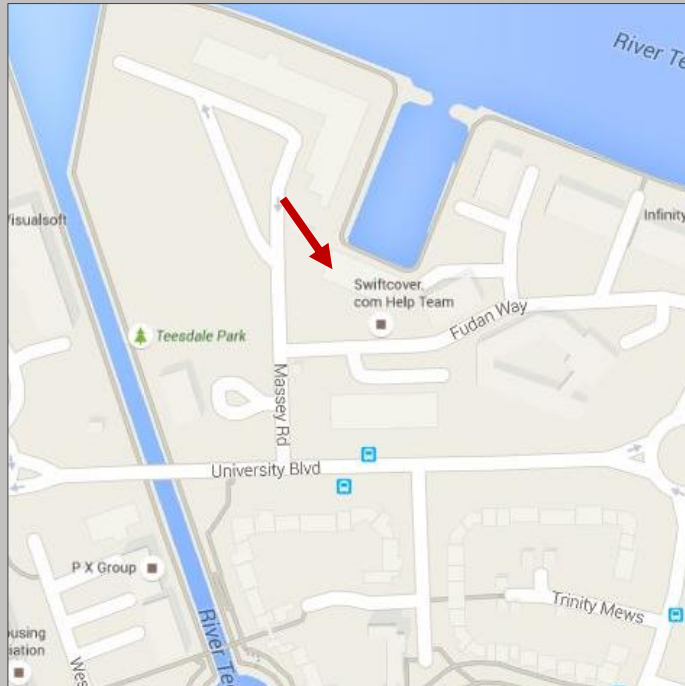
The premises provide modern high specification office accommodation with the following specification:

- Raised access flooring
- LED Lighting
- New Carpets
- Air conditioning
- Suspended ceilings
- Male, Female and Disabled WCs
- Floor boxes for power & data
- Kitchen / Canteen
- Passenger lift to all floors
- Car Parking for approx. 70 vehicles
- River Views

ACCOMMODATION

We calculate that the premises provide the following Area:-

Ground Floor	525 m ²	(5,658 sq ft)
First Floor	525 m ²	(5,658 sq ft)
Attic Storage	212 m ²	(2,277 sq ft)



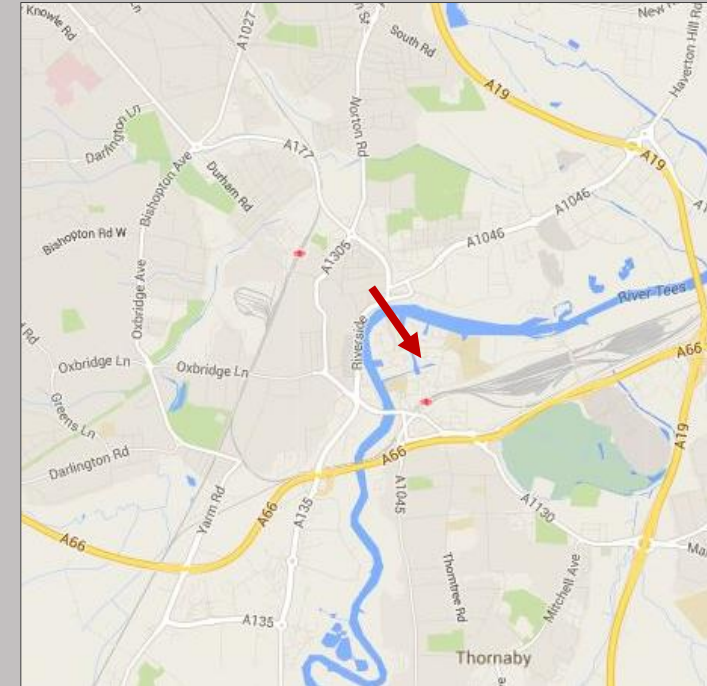
TERMS

Available To Let by way of a new lease for a term of years to be agreed with an asking rent of £12.50 per sq ft per annum plus vat.

BUSINESS RATES

From verbal enquiries of the Local Rating Authority we understand the premises need to be reassessed on a floor-by-floor basis for Rates purposes,

We recommend that interested parties contact the Local Rating Authority directly to determine the precise rates payable.



ENERGY PERFORMANCE CERTIFICATE

Available ASAP following refurbishment

VIEWING

Strictly through the agents Connect Property North East:

Tim Carter: 01642 704930

Email: tim@cpne.co.uk

Andrew Wilkinson: 01642 704932

Email: andrew@cpne.co.uk

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