



# TO LET

## Modern Refurbished Office

10 Belasis Court, Belasis Business Park, Billingham, Stockton on Tees  
TS23 4AZ

- High Quality Self Contained Office
- Single floor-plate
- Generous Parking Provision
- On-site Café
- Manned Overnight Security
- Parkland Setting
- **Approx 355 m<sup>2</sup> (3,824sq ft)**

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**Connect Property North East**

4 Halegrove Court

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## LOCATION

Belasis Business Park is located approximately 1 mile from the A19 and 1 mile from Billingham Town Centre. The A19 is one of the regions principal highways providing easy access to the regional motorway connections and business centres.

Billingham is situated approximately 4 miles north east of Stockton on Tees and Middlesbrough and 16 miles east of Darlington via the A66 which in turn connects to the A1 (M). Darlington Railway Station is situated on the main East Coast line and is within a 20-minute drive from the park. Newcastle International Airport and Durham Tees Valley Airport are within 45 minutes and 20 minutes respectively offering domestic and international flights.

Belasis Business Park was originally developed by English Partnerships and provides a popular development of quality office accommodation in mature landscaped surroundings. Belasis accommodates several national and international companies

## DESCRIPTION

The property comprises a modern refurbished office building providing open plan accommodation. The suite is finished to an above average specification with suspended ceilings, Led lighting, gas fired central heating, double glazing, plus kitchen and staff facilities.

## ACCOMMODATION

We calculate that the premises provide the following approximate area:

10 Belasis Court - 355 m<sup>2</sup> (3,824 sq ft)

## TERMS

The premises are available To Let by way of a new full repairing and insuring lease for a term of years to be agreed at an asking rent of £40,000 per annum plus vat.

## BUSINESS RATES

From our enquiries with the Local Rating Authority we understand the rating assessment is £21,250 as of 1<sup>st</sup> April 2023. We recommend that interested parties contact the local rating authority directly to determine the precise rates payable.

## ENERGY PERFORMANCE CERTIFICATE

The Energy performance rating is D (79). A full copy of the report is available upon request.

## VIEWING

Strictly through the agents Connect Property North East:

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