



# TO LET (MAY SELL)

Progress House, Fudan Way, Teesdale, Stockton on Tees TS17 6EN  
*From approx 440 m<sup>2</sup> (4,736 sq ft) to 1,320 m<sup>2</sup> (14,209 sq ft)*

CONNECT NORTH EAST  
PROPERTY  
01642 602001

## LOCATION

Stockton on Tees is located at the heart of the Tees Valley being approximately 4 miles west of Middlesbrough, 12 miles east of Darlington and 38 miles south of Newcastle. Tees Valley's premier business location Teesdale is situated on the banks of the river Tees and adjacent to Stockton Town Centre.

This mixed-use development has successfully attracted a number of national and regional occupiers including Durham University, Barclaycard and a number of Public Sector organisations. The A66 and A19 trunk roads are also adjacent, which link into the nation's transport network with the A1(M) (Junction 57) only 14 miles to the west. In addition, Teesside International Airport is 9 miles southwest along the A66. Thornaby Station is adjacent providing regular rail services into Middlesbrough and Darlington which in turn links to the nations rail network with regular services to London Kings Cross.

## DESCRIPTION

Situated to the north of the Park, Progress House is a landmark office building with superb views over the River Tees and adjacent to the iconic Infinity Bridge that links Teesdale with the next phase of development, Northshore.

Progress House offers flexible floor plates over part ground, first & second floor levels. The accommodation provides a mixture of cellular and open plan offices with perimeter trunking, gas fired central heating and cat 2 lighting.

## TERMS

The premises are available To Let, in whole or part, by way of a new FRI lease for a term of years to be agreed. The asking rent is £12 per sq ft per annum plus vat.

The building is also available to purchase on a Freehold basis with price available upon application.

Further information is available upon request.

## ACCOMMODATION

The floor areas are as follows:

Description	Sq m	Sq ft
Ground Floor	440	4,736
First Floor	440	4,736
Second Floor	440	4,736
<b>TOTAL</b>	<b>1,320</b>	<b>14,209</b>

Dedicated car parking for 63 cars.

## RATING ASSESSMENT

Assessed of rating purposes at £119,000 Please contact your local authority for more information.

## ENERGY PERFORMANCE CERTIFICATE

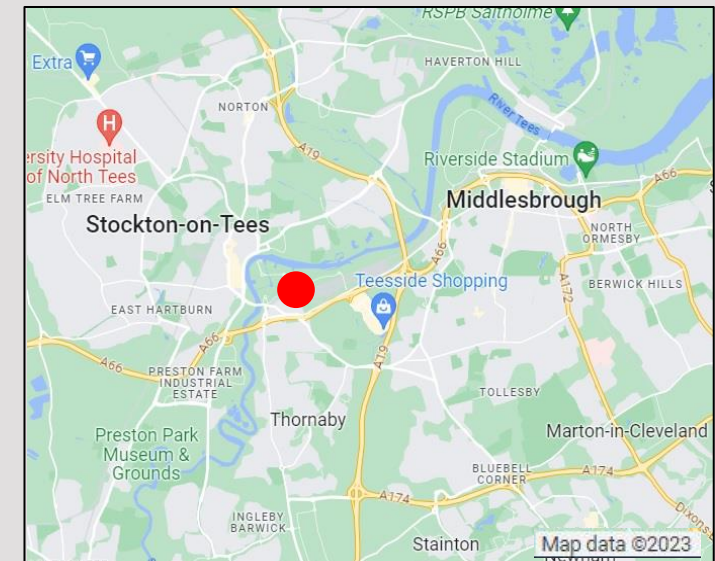
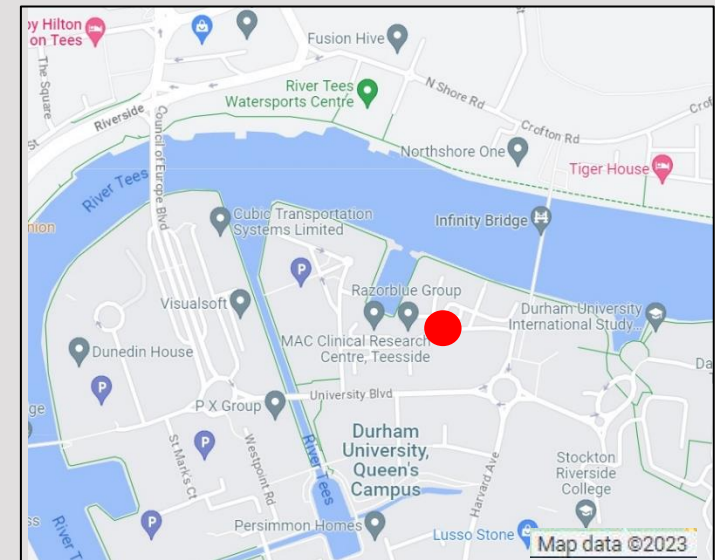
The Energy Performance Asset Rating is Band 'C' (56).

## VIEWING

Strictly through the agents Connect Property North East:

**Tim Carter ddl:** 01642 704930

**Email:** [tim@cpne.co.uk](mailto:tim@cpne.co.uk)



**IMPORTANT NOTICE:** whilst every reasonable effort has been made by Connect Property North East to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Connect Property North East nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of Connect Property North East or the seller / lessor. (ii) Any photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer / lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise. Connect Property North East Ltd Registered Company Number 9404628