



# TO LET

Top Floor Phoenix House, Surtees Business Park, Stockton on Tees TS18 3HR  
*Suites from approx. 465 m<sup>2</sup> (5,000 sq ft) 1,603.07 m<sup>2</sup> (17,256 sq ft)*

CONNECT  
PROPERTY  
01642 602001

## LOCATION

Standing in an established commercial environment, Surtees Business Park enjoys a strategic location adjacent to the A66 trunk road accessed from Bowesfield Lane.

The A66(T) provides a direct link to the A1(M) to the west and A19(T) to the East. The park is located within the Preston Farm area of Teesside and forms one of the main business locations for the Teesside conurbation, housing a number of local, national and international companies.

The location benefits from the nearby amenity provision at Teesside Retail Park providing a variety of retail and restaurants. The nearby David Lloyd club also provides gym and swimming pool facilities.

Frequent rail services to London, Leeds, York, Newcastle and Edinburgh are afforded via the main East Coast station at Darlington, approximately 15 miles away. Additionally, a range of domestic and international flights are available at Durham Tees Valley Airport 8 miles away.

## ACCOMMODATION

Unit	Size	Rent
2 <sup>nd</sup> Floor	1,603.7 m <sup>2</sup> (17,256 sq ft)	£15 per sq ft per annum

## SPECIFICATION

- Purpose built modern office
- Powder coated cladding with double-glazed window units
- Open plan office areas
- Raise Access Flooring
- Comfort Cooling
- PIR Lighting
- Passenger Lift
- Shower Room
- 2.7m Floor to Ceiling Height
- Male, Female & DDA WC Facilities

## RATING ASSESSMENT

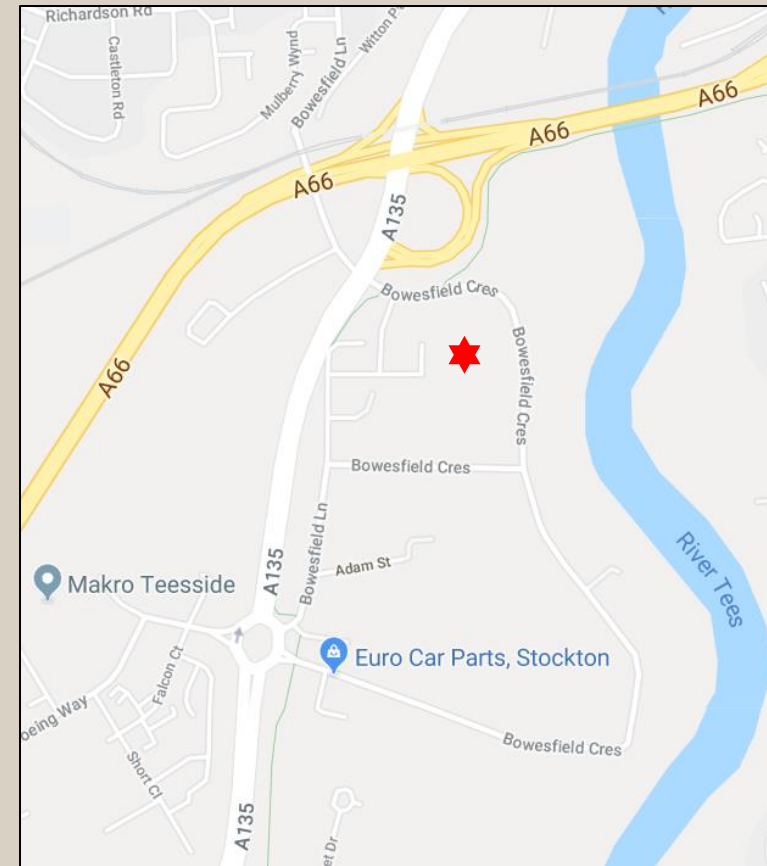
We are advised that the suites will need to be reassessed for rating purposes. We recommend that interested parties contact the Local Rating Authority directly to determine the precise rates payable.

## ENERGY PERFORMANCE CERTIFICATE

D(77)

## VIEWING

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