



TO LET

Kildale House

2 Dukes Court, Teesside Industrial Estate, Thornaby TS17 9LR

- Modern Office Building
- Ground Floor Suite
- Established commercial location
- Located close A66(T) A19(T)
- Extensive car parking
- Raised Access Flooring
- **Approx. 231.27 sq m (2,489 sq ft)**

Contact: Tim Carter

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Connect Property North East
4 Halegrove Court
Cygnet Drive
Preston Farm Business Park
Stockton on Tees
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LOCATION

The property is located on Dukes Court, an office development that sits within the wider Teesside Industrial Estate. Teesside Industrial Estate is located approximately 1 mile south of Thornaby town centre, 4 miles south of Stockton on Tees town centre and 7 miles southwest of Middlesbrough.

DESCRIPTION

The property comprises a two-storey purpose-built office building that was built in the mid- 2000s. The building is of framed construction with brick elevations, beneath a pitched and hipped roof structure with a tiled covering.

The building is arranged around a central core area consisting of a stairwell, lift and toilet facilities. The office accommodation that wraps around the core area in a 'U' shape on the ground floor.

TERMS

£25,000 per annum exclusive of rates, service charge and VAT.

ACCOMMODATION

From our measured inspection we calculate that the units provide the following approximate gross internal areas:-

Ground Floor Office 231.27 sq m 2,489 sq ft

RATEABLE VALUE

The property has a current rateable value of £21,500 (2023 list).

ENERGY PERFORMANCE CERTIFICATE

The previous EPC rating was C (59); however, this is being reassessed.

LEGAL COSTS

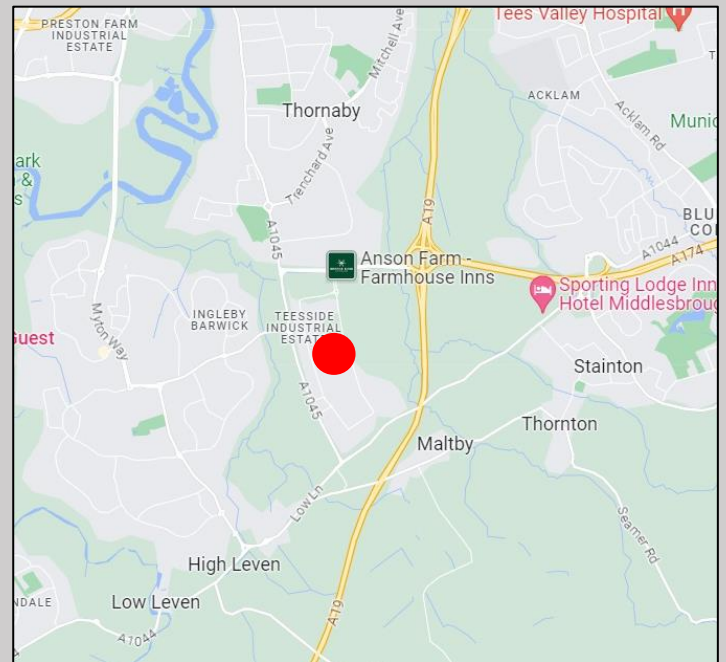
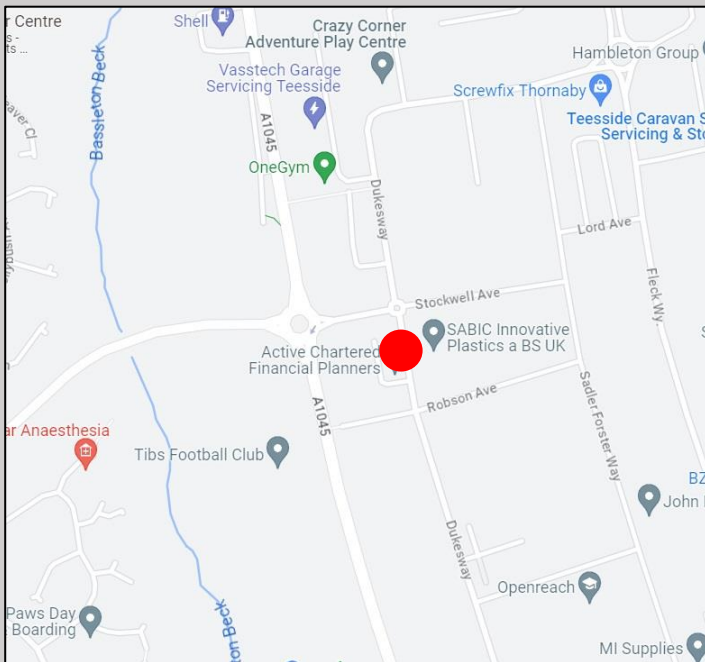
Each party is responsible for their own legal costs incurred with any transaction.

VIEWING

Strictly through the agents Connect Property North East:

Tim Carter ddl: 07904 622278

Email: tim@cpne.co.uk



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