



# TO LET

# **High-Spec Office Suite**

Unit 1 (Suite 2) Wynyard Business Village, 2 Chapell Lane, Wynyard Business Park TS22 5FG Contact: Tim Carter

- Prestigious Location
- Established Business Park Location
- Ground Floor
- Excellent Road Links to A19(T) and A1(M)
- Floor Boxes for Power & Data
- Dedicated Car Parking
- From approx. 1,500 sq ft to 3,100 sq ft

Email: tim@cpne.co.uk

Tel: 01642 704930

**Connect Property North East** 

4 Halegrove Court Cygnet Drive Preston Farm Business Park Stockton on Tees TS18 3DB

Tel: 01642 602001 www.cpne.co.uk

#### LOCATION

Wynyard Park is located approximately 8 miles to the north west of Middlesbrough and 25 miles to the south of Sunderland with excellent connectivity to both the A19 and A1(M).

Set in landscaped grounds of approximately 700 acres with natural ponds, wildlife reserves, sculptures and woodlands and water features, Wynyard Park provides an excellent working environment with several key onsite services and facilities including:

- Café facilities

- Onsite security Children's Day Care
- Onsite Gym
- Onsite Dentist

The site accommodates several national and international operators including ConocoPhillips, Cleveland Police and the NHS.

### DESCRIPTION

The premises comprise open plan office accommodation finished to a high specification as follows:

- Suspended Ceilings
- Recessed Lighting
- Raised Access Flooring
- WC Accommodation
- Gas Central Heating
- Air-conditioning (Left Hand Suite)
- Powder Coated Metal Framed Double Glazed Windows
- Floor Boxes and Perimeter Trunking for Power & Data
- Dedicated On Site Car Parking
- High Speed Internet Connectivity

#### ACCOMMODATION

From our measured inspection we calculate the property to be:

Suite 2	139 sq m	(1,500 sq ft)
Suite 3	148 sq m	(1,600 sq ft)

#### TERMS

The suite is available To Let by way of a new lease for a term of years to be agreed at a commencing rent of £13 per sq ft per annum plus vat.

#### **RATING ASSESSMENT**

We recommend that interested parties contact the local rating authority directly to determine the precise rates payable.

#### **ENERGY PERFORMANCE CERTIFICATE**

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## VIEWING

Strictly through the agents Connect Property North East: Tim Carter ddl: 01642 704930 Email: tim@cpne.co.uk

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