

# MODERN WATERSIDE OFFICES TO LET



Teesdale House, Westpoint Road, Teesdale Business Park, Stockton-on-Tees, TS17 6BL

**From 596.90 sq m (6,476 sq ft)  
to 1,483.10 sq m (15,964 sq ft)**





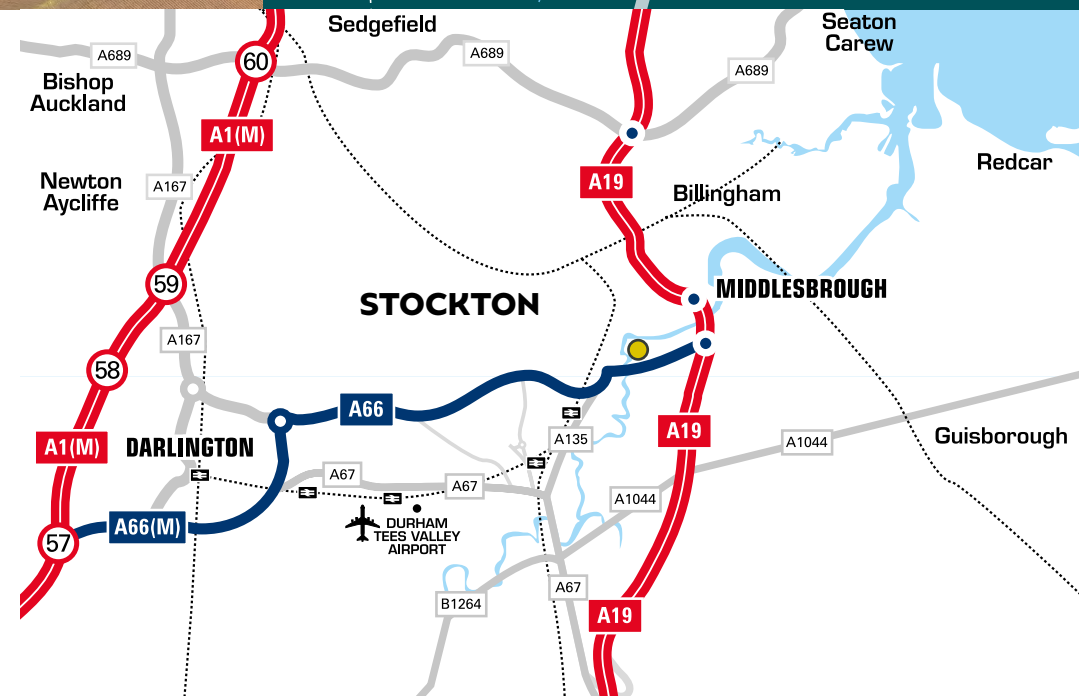
# LOCATION

Stockton-on-Tees is situated approximately 250 miles north of London, 58 miles north of Leeds and 35 miles south of Newcastle upon Tyne. The town is an important sub-regional centre and is a major focus for retail and leisure activity in the area.

Stockton is positioned at the intersection of the A19 and A66 Trunk Road, which provide easy access to the A1(M), approximately 15 miles to the west. Travelling via the A19, it is possible to connect to Leeds, York, Durham and Newcastle within one hour's drive time.

The Teesdale Business Park is positioned to the east of the town centre, within the curve of the River Tees.

Teesdale is Tees Valley's premier business location providing a mixed-use development that has successfully attracted a number of national and regional occupiers. Teesdale is accessed via the A66 and A19 trunk roads, which link to the nation's transport network with the A1(M) (J57) being located only 4 miles west. In addition, Durham Tees Valley Airport is located 9 miles south west along the A66.







# Teesside Park

Teesside's leading  
Retail Destination  
is close by

**Teesside Shopping Park** is located only 1.5 miles from Teesdale House and provides easy access to everything you need from high street and top branded fashion stores to homeware and electronics; from bowling to cinema, restaurants and cafés.

It is home to a number of retail chains including: M&S, Morrisons, McDonalds, Greggs, Costa, Next, T.K. Maxx and JD Sports.





# DESCRIPTION

The property comprises a modern, purpose built office building over three storeys, with brick / block elevations under a pitched, hipped roof with tile covering and dormer windows. The uppermost floor is situated in the roof void.

The internal accommodation is set out to provide cellular and open plan offices, meeting rooms, stores, kitchen areas and WCs, alongside a well-appointed reception. Vertical access is via a passenger lift and stair to all floors. The building benefits from suspended ceilings and recessed lighting to the office areas, alongside a combination of perimeter radiator heating and air conditioning cassette units.

Externally, there is a large block paved car park providing 60 marked parking bays with a generous ratio of 1:266 sq ft.



# ACCOMMODATION

Area	sq m	(sq ft)
Ground Floor	596.90	(6,425)
First Floor	601.60	(6,476)
Second Floor	284.60	(3,063)
<b>Total</b>	<b>1,483.10</b>	<b>(15,964)</b>

## LEASE TERM

The offices are available on a floor by floor basis, by way of new effective full repairing and insuring leases, for a term of years to be agreed between the parties.

## RENT

The quoting rent is £11.50 psf per annum exclusive of business rates, service charge, VAT and all other outgoings.

## SERVICE CHARGE

A Service Charge will be recoverable from occupiers for upkeep and maintenance of the internal and external common parts. Further details on application.



## BUSINESS RATES

We understand that the rateable value effective from the 1st April 2017 is £119,000. It is however, recommended that any interested party confirm the accuracy of this information and the rates payable with the Local Authority.

## SERVICES

The property benefits from all main services.

## ENERGY PERFORMANCE

The property has an energy performance rating of 58 within Band C (certificate available on request).

## VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made upon this basis and where silent, offers will be deemed net of VAT.

## LEGAL COSTS

Each party to be responsible for their own costs incurred in this transaction.

## ANTI-MONEY LAUNDERING REGULATIONS

In accordance with anti-money laundering regulations, two forms of identification will be required from the tenant.

## VIEWING

Strictly by prior appointment via joint sole agents Graham S Hall Chartered Surveyors and Connect Property North East.

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 RICS

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The Joint Agents for themselves and for the vendors and lessors of the property give notice that: (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of any Joint Agents or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person, either principal or employee, at any Joint Agent has any authority to make or give any representation or warranty in relation to this property. (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order. Ref: 6787 JULY 2021.