



TO LET

Modern Office Suites

Tower House, Teesdale South Business Park, Stockton on Tees TS17 6SF

- Established Business Park Location
- Riverside Views
- Excellent Road Links
- Detached 4 storey building
- Onsite Cafe
- Large Car Parking Allocation
- **BUSINESS RATES EXEMPT FOR QUALIFYING SMALL BUSINESSES**

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LOCATION

Teesdale South is one of Teesside's premier office locations. This 90,000 sq ft office development was constructed in 2000 with extensive waterside views close to Stockton Town Centre. The scheme is within 400m of Thornaby Railway Station and adjacent to the A66(T) which in turn links with the region's principal highways beyond.

DESCRIPTION

The premises comprise 4-storey open plan office accommodation with suspended ceilings, kitchenette, recessed lighting, carpets, reception, and WC accommodation. There is passenger lift access to all floors.

ACCOMMODATION

We are advised that the suite has the following approximate Net Internal Area:

Floor	Size	Rent
1 st Floor Suite	107 m ² (1,150 sq ft)	£13,225 per annum
2 nd Floor Suite	107 m ² (1,150 sq ft)	£13,225 per annum

TERMS

The suites are available To Let by way of a new effective full repairing and insuring lease for a term of years to be agreed.

RATING ASSESSMENT

We are advised the suites are assessed for rating purposes at:

1st Floor £11,000

2nd Floor £11,250

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

ENERGY PERFORMANCE CERTIFICATE

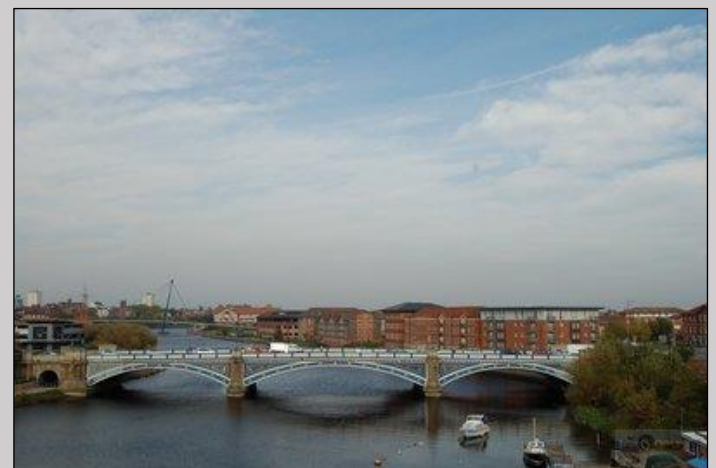
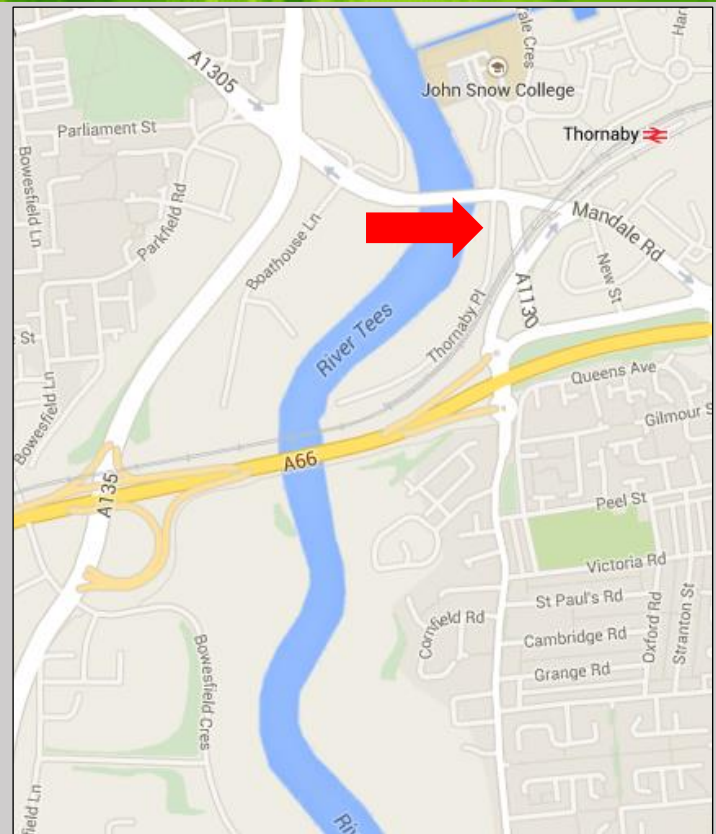
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VIEWING

Strictly through the agents Connect Property North East:

Tim Carter ddl: 01642 704930

Email: tim@cpne.co.uk



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