



# FOR SALE or TO LET

## High-Spec Office Suite

4A&B Evolution, Wynyard Business Park, Wynyard TS22 5TB

- Prestigious Location
- Established Business Park Location
- Excellent Road Links to A19(T) and A1(M)
- Floor Boxes for Power & Data
- Integral Meeting / Boardroom
- Dedicated Car Parking
- Approx. 154 m<sup>2</sup> (1,655 sq ft)

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## 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:

- Onsite security
- Children's Day Care
- Onsite Gym
- Café facilities
- 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
- Integral Meeting / Boardroom
- Communal Kitchen Facilities
- Recessed LED Lighting
- Raised Access Flooring
- WC Accommodation
- Gas Central Heating
- 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

4A&B Evolution 154 m<sup>2</sup> (1,655 sq ft)

## TERMS

The property is available To Let at a commencing rent of £21,500 per annum plus vat.

The property is available For Sale with offers invited in the region of £250,000 plus vat.

## RATING ASSESSMENT

4A £3,400

4B £11,750

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

## ENERGY PERFORMANCE CERTIFICATE

C(56)

## VIEWING

Strictly through the agents Connect Property North East:

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