

# TO LET

## Office Suites

Salters House, Salters Lane, Sedgfield TS21 3EE

- Refurbished Office Suite
- Prominent Road Frontage
- Secure/ Gated Car Park
- Communal Facilities
- Close Proximity to Sainsbury
- All Inclusive Rents From £420 Plus VAT per month

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## LOCATION

The property is located on the edge of Sedgefield Town Centre on the Salters Lane Industrial Estate, and in close proximity to Net Park and Hardwick Hall.

The estate benefits from direct access to junction 60 of the A1(M) via the A177 and the A689 which in turn provides good access to Teesside.

The estate is a busy commercial location with a number of established local and national companies including a Sainsbury supermarket located in close proximity.

## DESCRIPTION

Salters House comprises of a single storey multi-let office building with a range of suites available to let. Staff facilities are available plus there is use of a communal kitchen area.

The office benefits from the following;

- Access is 24/7
- Use of fitted out kitchen
- Underfloor heating controllable in each office
- Internal telephone system
- High speed broadband
- Private secure off road parking
- Full security and access system

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D(81).

## TERMS

The suites are available on Internal Repairing Leases from £420 per calendar month plus VAT.

The rent includes: electricity, water, service charge, pre-installed telecoms, kitchen facilities, buildings insurance and management fees.

## BUSINESS RATES

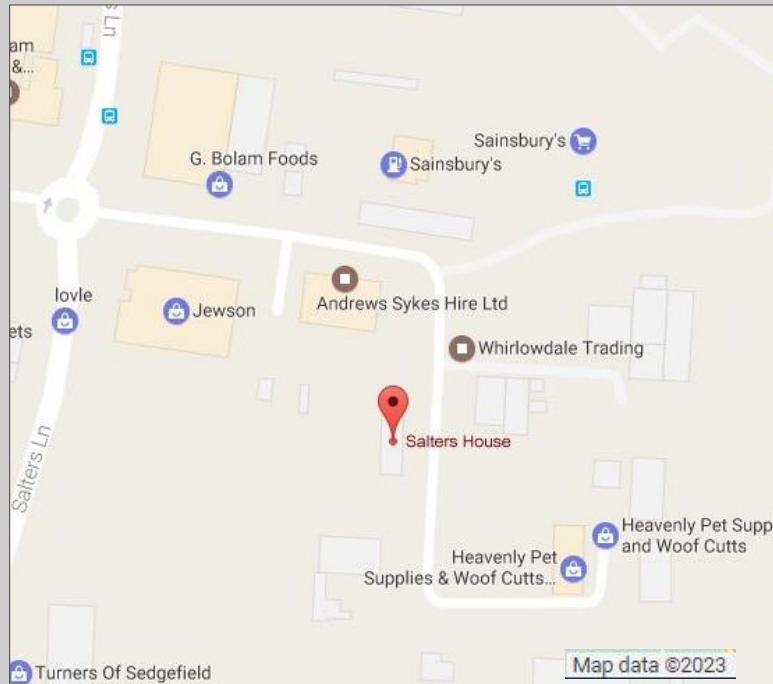
The suites are subject to small business rates relief.

## VIEWING

Strictly through the agents Connect Property North East:

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