



CAVENDISH HOUSE

Last
remaining
suite

Newly refurbished

Grade A Riverside offices

Second floor south wing
3,961 sq ft

Prince's Wharf, Teesdale Business Park, Stockton-on-Tees, TS17 6QY



[CLICK HERE](#)



DESCRIPTION

Cavendish House was completed in 2002 and comprises a modern four storey open plan office building with a full height glazed entrance atrium.

The building has an "L" shaped design to maximise the benefits of the river and canal frontages and provides some of the best office accommodation in the Tees Valley.

Current occupiers include, Cubic Transportation Systems Limited, Unitel Direct Limited and GMI Construction Group plc

Extensively refurbished in 2023, Cavendish House provides an exceptional working environment to suit current occupiers requirements.

The refurbishment incorporates a contemporary reception area, break out areas to each floor, new showers, secure cycle storage, new VRF air conditioning and EV charging points.



SPECIFICATION



Raised access floors



Generous floor to ceiling heights



Suspended ceiling with LED lighting



VRF aircon



Full height glazed entrance and reception area



Two 10-person 800kg OTIS passenger lifts



Generous on site parking ratio



EV charging



Secure cycle parking



Male and female toilets on every floor



New showers



Concierge service



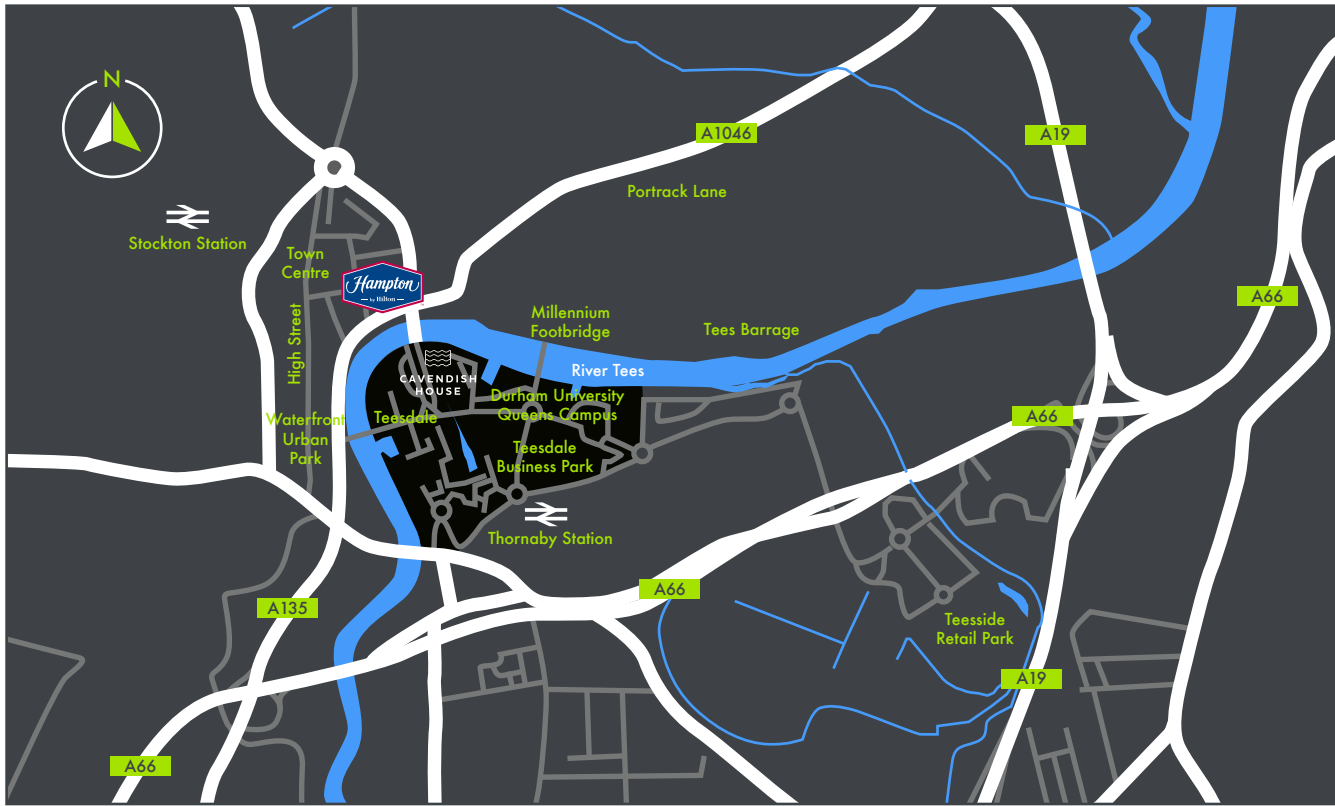
Access to riverside walkways and cycle paths



EPC

The property has an rating of B making it one of the most efficient buildings in the region, a copy of which is available upon request





LOCATION

Cavendish House is located on **Teesdale Business Park**, regarded as the premier business park in the Tees Valley employing around **5,000 people**. Key occupiers include **Visualsoft, Stockton Borough Council, Endeavour Partnership, Razor Blue, Atkins, Santander, PX Group, Durham University**

Cavendish House occupies one of the best aspects in the development, with stunning views over the **River Tees** towards the barrage. It is positioned adjacent to the **Princess of Wales Bridge** linking the park with **Stockton town centre** and the new **Hampton by Hilton Hotel**.

The park has easy access to the **A66** and **A19** and is served by **Thornaby rail station**



	Drive time	Train time
Middlesbrough	10 min	7 min
Darlington	24 min	22 min
Newcastle upon Tyne	50 min	57 min
Leeds	1 hr 35 min	1 hr 30 min
London	4 hr 36 min	3 hr
Edinburgh	3 hr	2 hr 30 min
Teesside International Airport	20 min	-





STOCKTON TOWN CENTRE

FOOTBRIDGE TO
TOWN CENTRE

WATERFRONT
URBAN PARK



CAVENDISH
HOUSE

Hampton By Hilton

TEESDALE
BUSINESS PARK



DURHAM UNIVERSITY
QUEENS CAMPUS

MILLENNIUM FOOTBRIDGE

STOCKTON TOWN CENTRE



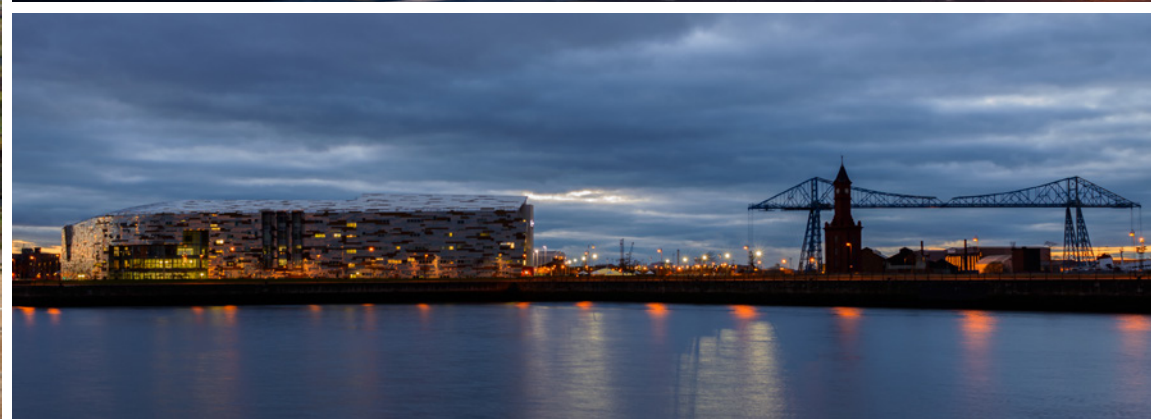
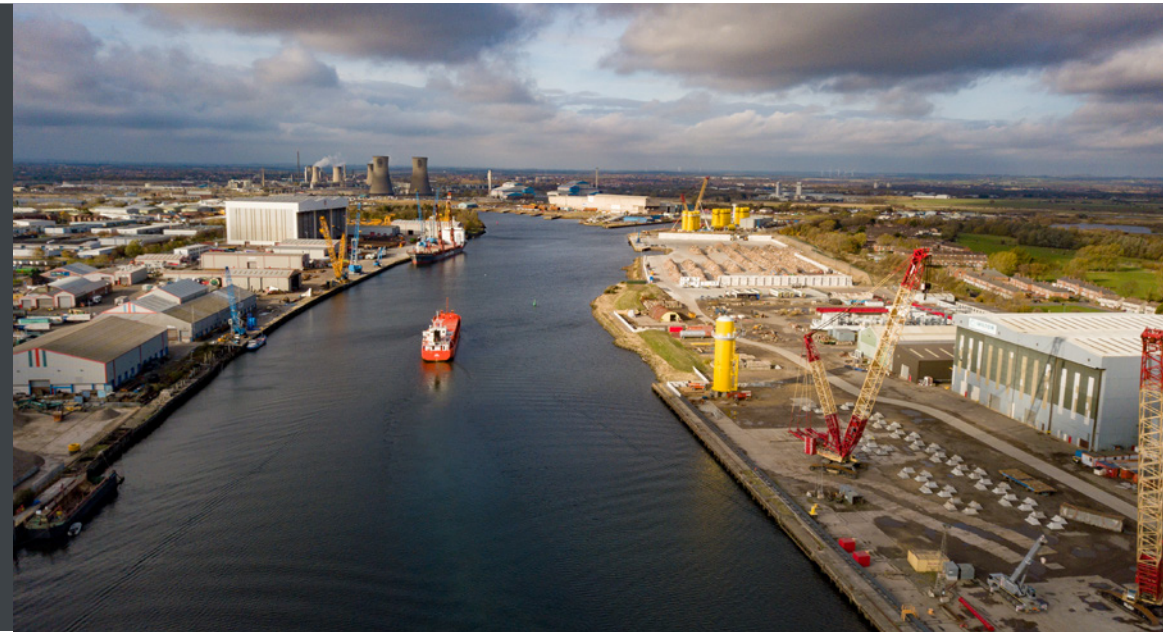
TEES VALLEY

Tees Valley is a leading destination for manufacturing, process and energy companies, with strengths in the digital, life sciences and professional services sectors and has many advantages over other areas that attract big businesses.

The region is fast becoming a leader in low carbon and offshore technologies, with major infrastructure projects taking place on Teesworks – the UK's largest and most connected industrial zone and the heart of the Teesside Freeport.

Tees Valley Combined Authority can provide a wide range of support to business.

[Teesvalley-ca.gov.uk](https://teesvalley-ca.gov.uk)





STOCKTON-ON-TEES

Stockton-on-Tees is strategically located at the heart of the Tees Valley and a great place to locate and grow a business, with a highly skilled workforce, a great quality of life and wide range of support for business.

The forward thinking local authority is currently embarking on an ambitious transformation and re-purposing of the town centre, providing a new urban waterfront park for residents and visitors.

For further information

Invest
Stockton
on-Tees.

Investstocktonontees.co.uk



Globe Theatre



Green Dragon Yard



Waterfront Urban Park





ACCOMMODATION

Second Floor (south wing) 3,961 sq ft (368 sq m)

RENT

£55,454 per annum exclusive (£14 per sqft)

SERVICE CHARGE

£20,280 per annum (£5.10 per sqft)

BUSINESS RATES PAYABLE

Estimated at £17,745 per annum (£4.48 per sqft)

UTILITIES

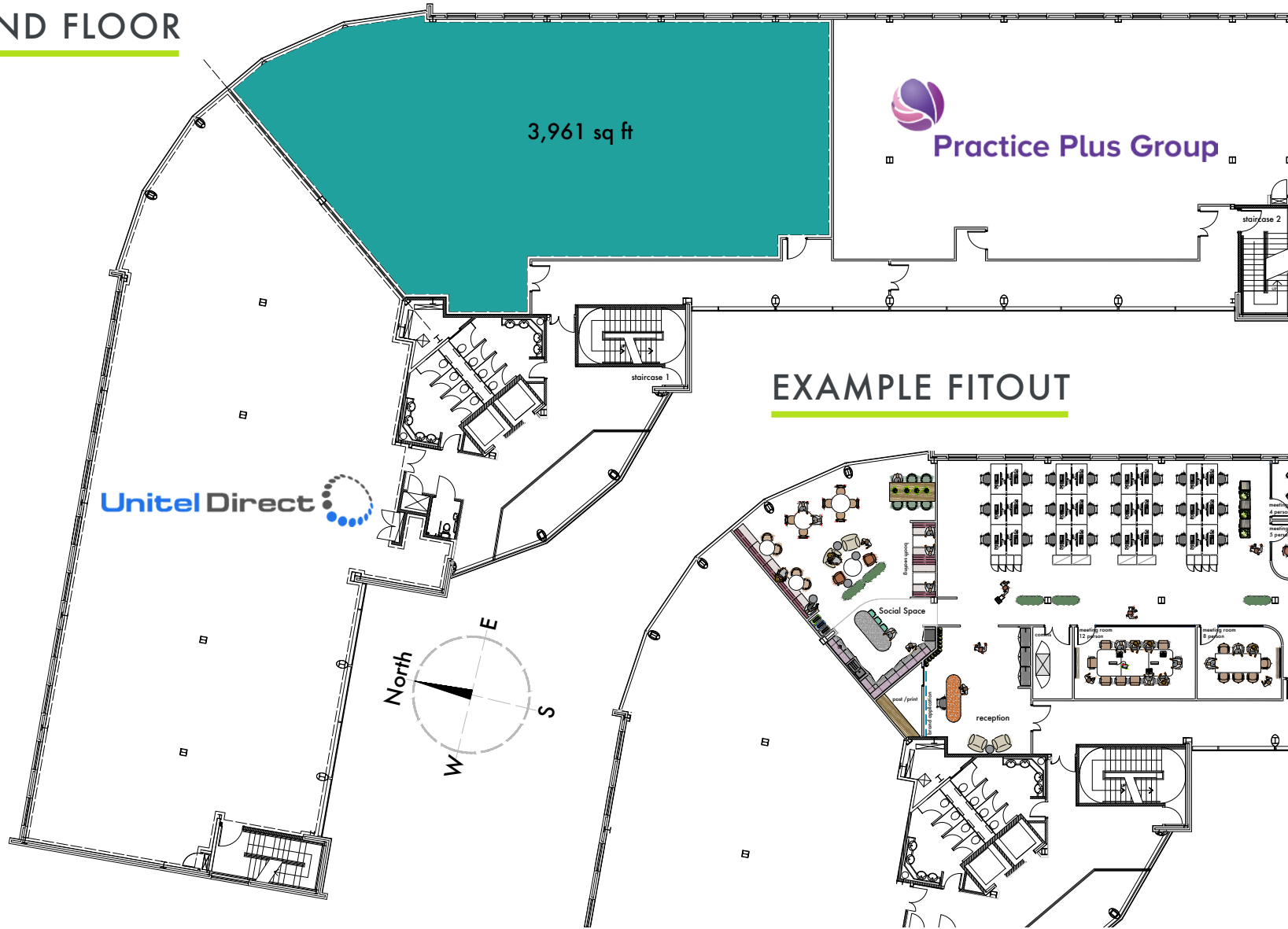
No gas. electric for tenant's power and lighting is sub metered and recharged separately. Electric for a/c included in service charge.

CAR PARKING

14 dedicated on site spaces.



2ND FLOOR





FURTHER INFORMATION

For further information or to arrange a viewing please contact the joint agents:

 **Dodds Brown**

01642 244 130

www.doddsbrown.co.uk

CONNECT NORTH EAST
PROPERTY

01642 602001

www.cpne.co.uk

Richard Wilson

M: 07894 256309

E: r.wilson@doddsbrown.co.uk

Stephen Brown

M: 07973 732260

E: s.brown@doddsbrown.co.uk

Tim Carter

M: 07904622278

E: tim@cpne.co.uk

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