

# Office To Let

Unit 11, Evolution, Wynyard Avenue,  
Wynyard, Billingham, TS22 5TB



## 3,832 sq. ft Self-Contained Office Unit

- On-Site Car Park
- Open Plan Office Space
- Kitchen Facility
- Raised Access Floor
- Meeting Room

## SITUATION

The property is situated within Wynyard Business Park, a 700-acre development located in the heart of Tees Valley.

This business park boasts a strategic and easily accessible location, adjacent to the A19 and a mere 10-minute drive from the A1(M), ensuring seamless connectivity throughout the North East region.

Wynyard Business Park is ideally positioned just 0.5 miles from Wynyard Services, which offers a variety of amenities including a hotel and several food and beverage establishments.

Additionally, the business park is well-served by public transportation and provides on-site parking facilities.

## DESCRIPTION

The office unit is situated within Evolution at Wynyard Business Park, an area designed as a courtyard encompassing several two-story, self-contained office units.

Unit 11 offers a contemporary open-plan workspace on the first floor, which includes a dedicated meeting room and a fully equipped kitchen facility.

The office unit boasts the following specifications:

- Gas-fired central heating
- Raised access flooring
- Operable windows
- Suspended ceiling
- LED/LG7 lighting
- Carpeted flooring
- Kitchen facility
- Platform lift
- Meeting room
- Male, female, and accessible WCs

For further details please contact:



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## ACCOMMODATION

Net internal areas:

Floor	Sq M	Sq Ft
First Floor	49.8	3,832

## Tenure

The unit is available on an Effective Full Repairing & Insuring Lease.

## RENT

£13.00 per sq. ft

## Estate Charge

An estate charge is payable to cover costs of maintaining the wider estate. Further details are available upon request.

## Business Rates

The rateable value of this unit is £40,250. Further enquiries should be made to Stockton-on-Tees Council with regards to Business Rates.

## EPC

The property has an EPC rating of C(64).

## LEGAL COSTS

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

## VIEWING

Please contact the agents to arrange a viewing, or for further information regarding the property.

