



Flexible Office Space

From 355 sq.ft.-672 sq.ft.
(32.98 sq.m.-62.4sq.m)

Eden Hub represents new flexible workspace on Wynyard Business Park, offering creative design and amenity while maintaining the high quality office space for which Wynyard is known.

Businesses in **Eden Hub** not only benefit from high quality Grade A office space, but also access to shared meeting space and informal break out areas allowing collaboration and flexibility.



CAR PARKING



24 HOUR SECURITY



RECEPTION SERVICES



EV CHARGING POINT



HEALTH AND FITNESS



CHILDCARE



SUPERFAST INTERNET



CONFERENCE ROOM

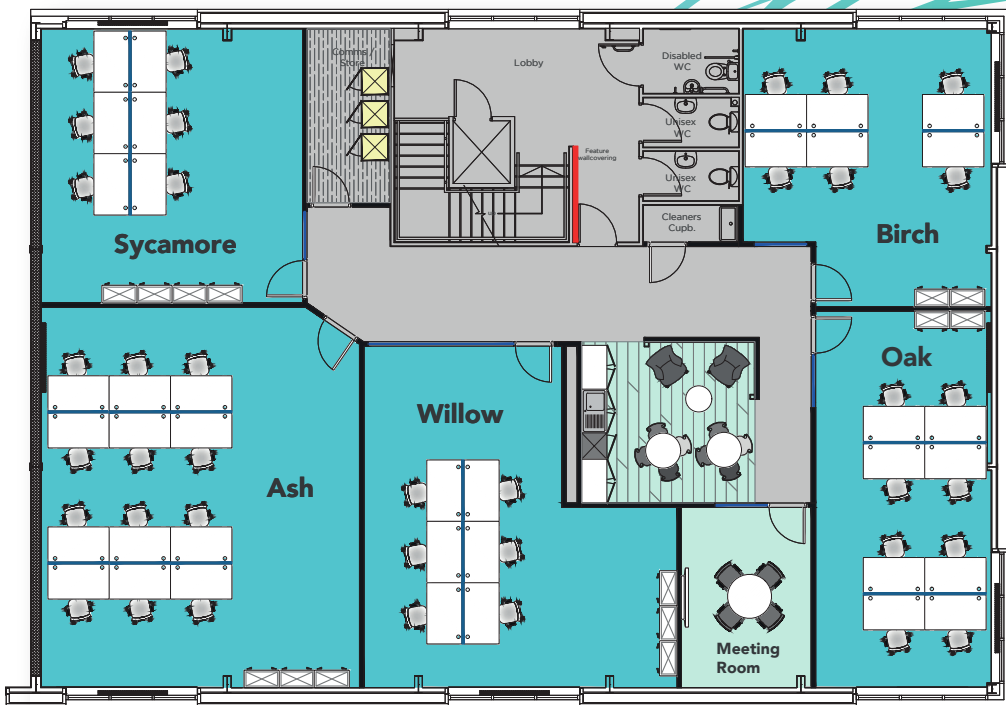


CAFE



www.wynyardbusinesspark.com

Wynyard Business Park, Stockton-on-Tees, Billingham, Stockton-on-Tees TS22 5FG



Location



Middlesbrough Town
8.3 Miles

Tees Valley Airport
11.4 Miles

Port Of Tyne
29 Miles

Newcastle City Centre
34.6 Miles

Newcastle Airport
41.5 Miles



Accommodation & Specification

Unit	Area (Sq ft)
Sycamore	400
Ash	672
Willow	495
Birch	355
Oak	366

- Open plan offices from 355 to 672 sq.ft.
- Flexible leasing options
- All-inclusive rents
- Fully furnished
- Super-fast broadband available (1Gbps)
- Communal kitchen
- LED lighting
- On-site parking
- Business Rates Relief - subject to criteria

Wynyard Business Park

Wynyard Business Park is an exceptional development in a strategic business location in the heart of the Tees Valley, adjacent to the A19. Set amongst beautiful landscaped surroundings with sculptures and water features, it offers occupiers a superb working environment.

