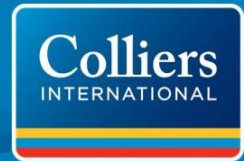


TO LET



## High Specification Office Accommodation on Teesside's Premier Office Park



### Medway House, University Boulevard, Teesdale Park, STOCKTON-ON-TEES, TS17 6EN

- Located on Teesside's prime business park
- Less than ½ mile to Thornaby Rail Station
- 2 miles from A19/A66 junction (Teesside Park)
- Prominent Office Building
- Modern, Flexible Office Space
- Air-conditioning
- Full-Access Raised Floors

4,075 to 12,817 sq ft (378.59 to 1,190.76 sq m)

Quoting Rent - £14.95 per sq ft

#### CONTACT US

Strictly by prior appointment  
with Colliers International, through:

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# Medway House, University Boulevard, Teesdale Business Park, STOCKTON-ON-TEES, TS17 6EN

## LOCATION

The property is located on Teesdale Park adjacent to the River Tees and within close proximity to both Stockton-on-Tees (1 mile) and Middlesbrough (3½ miles).

Teesdale Park is established as the prime office location on Teesside and is home to major occupiers including Barclaycard, Serco, Siemens and Swiftcover. The park also accommodates the University of Durham's Stockton Riverside Campus together with Stockton Riverside College.

The pedestrian only Millennium Bridge provides a walkway over the River to Stockton-on-Tees High Street providing a full amenity offer whilst Teesside Park Retail Park is also a short walk away.

Teesdale Park is directly served by Thornaby Railway Station which provides frequent services between Darlington, Eaglescliffe and Middlesbrough, each offering mainline connections.

By road Teesdale Park is accessed from the A66 which connects with the A19 (2 miles to the East) and the A1(M) at Junction 57 (16 miles to the West). This ensures the location benefits from excellent access to the Tees Valley, North East and North Yorkshire. Durham Tees Valley Airport is an 8 mile drive from the site.

## DESCRIPTION

The building comprises a modern, prominent 3 storey building located on University Boulevard, with opportunity for corporate branding.

Briefly, the office space is to the following specification:

- Raised Access Floors
- Air Conditioning System
- Suspended Ceilings with inset lighting

2.7m floor to ceiling height.

Full height attractive entrance reception with feature staircase

2 no. passenger lifts to all floors

Additional attic storage space

## ACCOMODATION

We understand the property provides the following approximate floor areas when measured on a Net Internal Area basis:

First Floor	4,723 sq ft	438.82 sq m
Second Floor	8,094 sq ft	751.94 sq m
<b>Total</b>	<b>12,817 sq ft</b>	<b>1,190.76 sq m</b>

## CAR PARKING

We understand the property includes approximately 70 car parking spaces adjacent to the property.

## TENURE

The property is available on a leasehold basis.

## QUOTING RENT

We are quoting a rental based upon £14.95 per sq ft.

## ENERGY PERFORMANCE CERTIFICATE

The property is currently awaiting assessment.

## LEGAL COSTS

Each party is to bear their own costs in connection with this transaction.

## BUSINESS RATES

We are currently verifying the rateable value and rates payable in respect of this property. Please contact the sole letting agents for further details.

## VIEWINGS & FURTHER INFORMATION

Viewings and further information is available via the Sole Letting Agents, Colliers International.

## SUBJECT TO CONTRACT

August 2016

### Misrepresentation Act

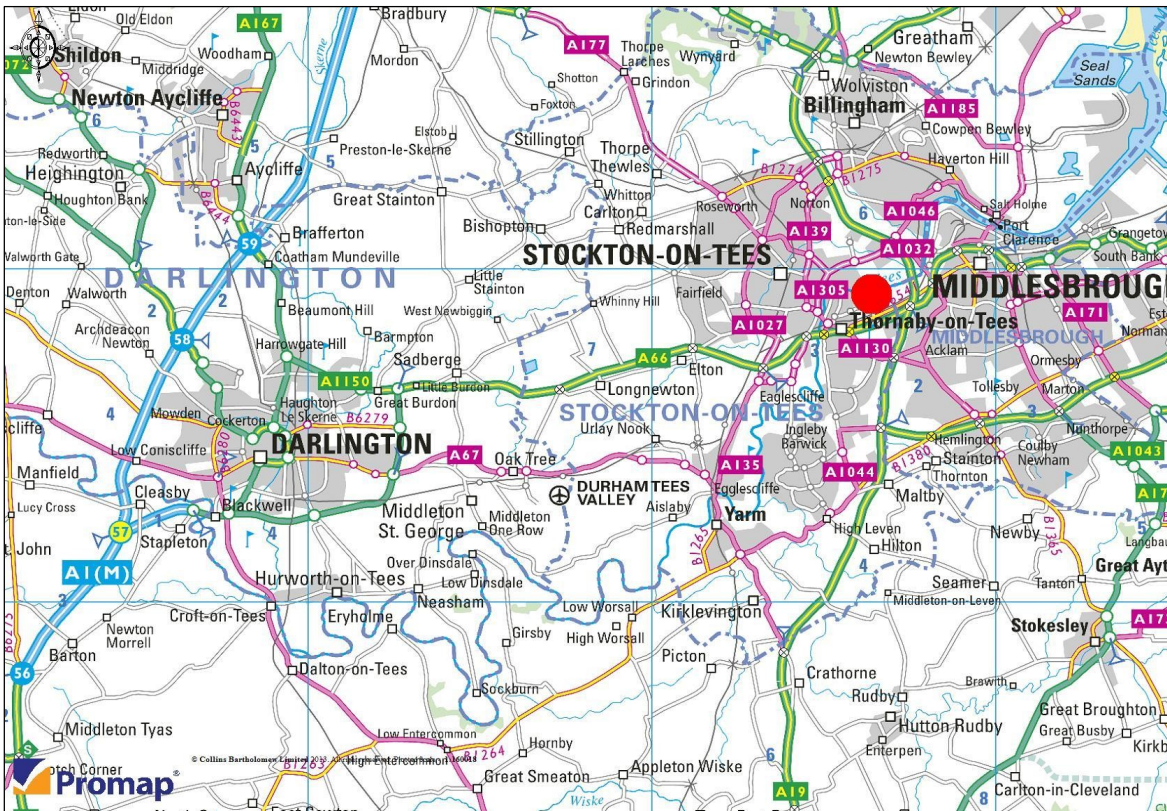
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Medway House, University Boulevard, Teesdale Business Park, STOCKTON-ON-TEES, TS17 6EN



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