

**PARKER KNIGHTS**

REAL ESTATE



TRANQUILITY HOUSE, HARBOUR WALK, HARTLEPOOL TS24 0YA



# DETAILS

## ACCOMMODATION

Source: [www.voa.gov.uk](http://www.voa.gov.uk)

Floor	SQ FT
First	2,000

## EPC

Rating: C

## ASKING RENT

£17,500 per annum

## SERVICE CHARGE

There will be a small estate charge levied to cover the costs of maintaining the common areas of the estate. This totals £4,500 per annum

Utilities are circa £300 pcm

## BUSINESS RATES

Rates payable circa £4.74 psf. Further enquiries should be made to the local council as small business rates relief may apply

# TERMS

## CAR PARKING

Available via separate negotiation.

## TENURE

New lease available

## LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction

## VAT

The rent is exclusive of VAT where chargeable

# ABOUT

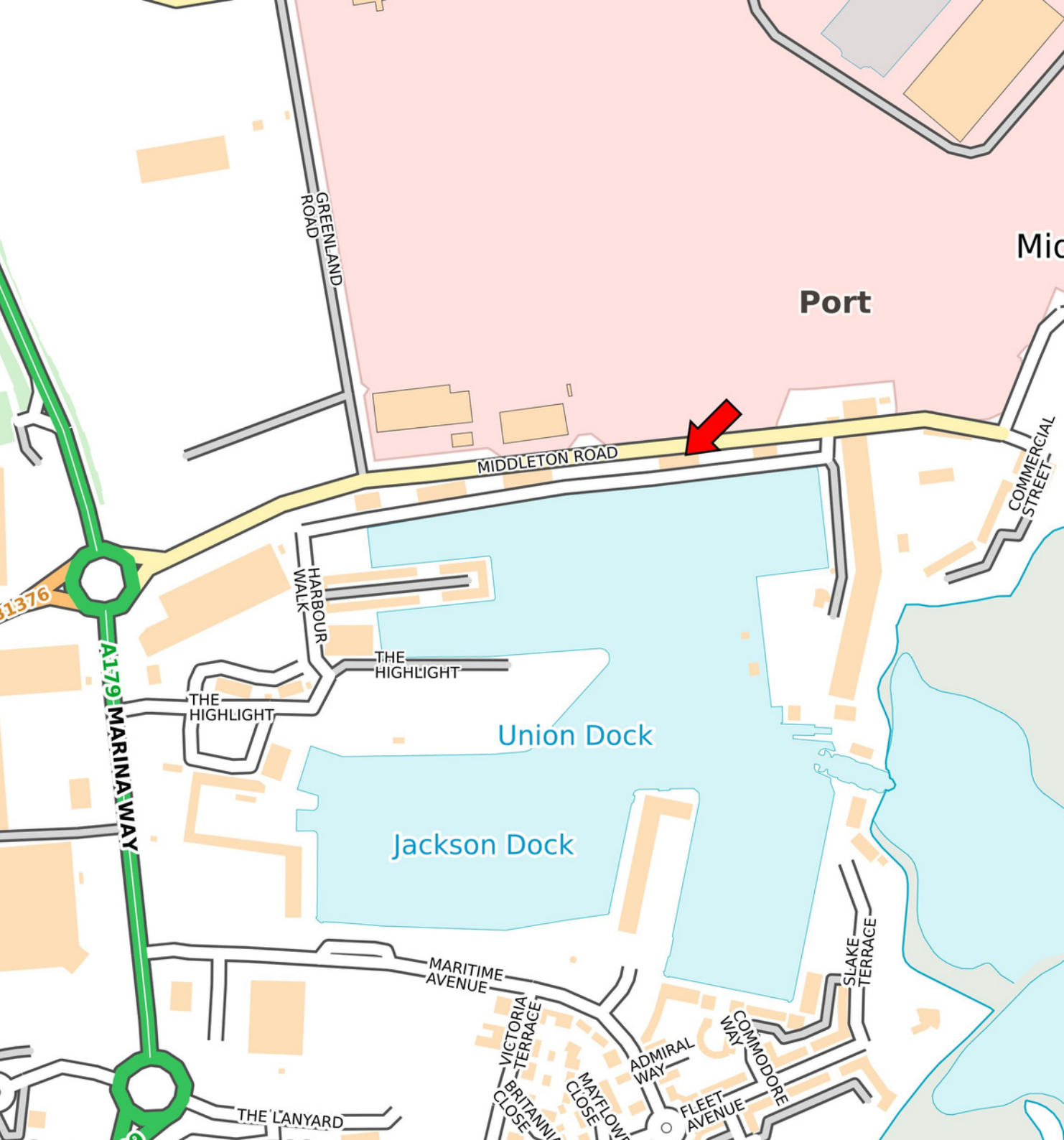
## DESCRIPTION

The property comprises a 4 storey multi-occupied office with a communal entrance and on site receptionist. The 1st floor is available to lease which extends to 2,000 sq ft and benefits from the following specification:

- LED panel lighting
- Air conditioning
- Circa 2.7m floor to ceiling
- On site receptionist
- Low service charge
- Open plan with one glazed meeting room
- Lift access to upper floors







## LOCATION

The property is situated on the north side of Harbour Walk, within Hartlepool Marina and benefits from stunning views over the water. There are various bars, cafes and restaurants nearby along Harbour Walk, as well as other nearby retailers close by along Marina Way. The area has strong transport links with the A19 located to the west.

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# CONTACT

## AGENT DETAILS

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