

**5 years
rates free**
Subject to conditions.

**Last Three
Units Remaining**



Kirkleatham Business Park Redcar
New Offices for Sale/To Let
1,000 sq ft to 6,000 sq ft





Specification

- Contemporary design
- Full floor to ceiling double glazing
- Combined heating and cooling
- Dedicated car parking
- Self contained
- Suspended ceiling
- 2.7m floor to ceiling
- Male/female accessible toilets
- Carpeted work areas
- Perimeter trunking

Location

Kirkleatham is the premier Business Location within Redcar and Cleveland, situated at the foot of the Cleveland Hills, adjacent to the historic village of Kirkleatham. Situated two miles to the west of Redcar Town Centre and two miles from Redcar seafront.

The site benefits from excellent road access with a direct dual carriageway link, via the A174 Parkway, to the A19 and national motorway network. Postcode TS10 5RS.

For Sale / To Let

Unit	Sq m	(Sq ft)
A4	184	(1,986)
A5	184	(1,986)
A6	184	(1,986)

Contacts

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CLEVELAND
POLICE
Putting People First

NHS
Redcar and Cleveland

**For Sale
or To Let**

Tees, Esk and Wear Valleys **NHS**
NHS Foundation Trust



Misrepresentation Act 1967:
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Energy Performance Certificate

Non-Domestic Building



5, Dalaro Court
Kirkleatham Business Park
REDCAR
TS10 5RT

Certificate Reference Number:
0790-6006-0361-3920-0084

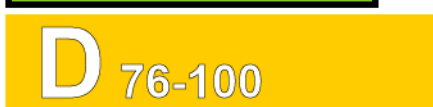
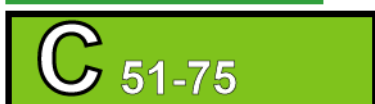
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



..... Net zero CO₂ emissions



◀ 53 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 176
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

61 If newly built

127 If typical of the existing stock

Energy Performance Certificate

Non-Domestic Building



6, Dalaro Court
Kirkleatham Business Park
REDCAR
TS10 5RT

Certificate Reference Number:
0370-3092-0619-0000-2801

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ **53**

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Less energy efficient

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