



TEES VIEW

## TO LET

MODERN HIGH SPEC OFFICES  
1,339 Sq Ft

- Stunning location with views over the River Tees to the Infinity Bridge
- Newly refurbished office space
- On site car parking

**Tees View, Sabatier Close, Thornaby, Stockton-On-Tees, TS17  
6EW**

E: [prop@doddsbrown.co.uk](mailto:prop@doddsbrown.co.uk) | T: 01642 244 130



## TEES VIEW, SABATIER CLOSE, THORNABY, STOCKTON-ON-TEES, TS17 6EW

### Location

Tees View is situated on a stunning waterfront site on Teesdale Business Park with views over the River Tees towards the award winning Infinity Bridge.

Teesdale is a premier office location providing quality accommodation with car parking within an attractive riverside environment including a variety of leisure and retail facilities close by.

### Description

Tees View is a three storey modern office building with the benefit of open plan refurbished accommodation with raised floors, LED lighting, passenger lifts, central heating and ample on site car parking.

The first floor south suite is fully fitted out with:  
2 meeting rooms  
Open plan office area  
Open plan staff kitchen (Tea point)

### Accommodation

	Sq Ft	Sq M
First floor south	1,339	124.39
<b>TOTAL</b>	<b>1,339</b>	<b>124.39</b>

### Business Rates

The valuation office website shows the rateable values are:  
First floor South - £13,000

The current UBR (Uniform Business Rate) for the 2025-2026 period is 49.9 pence in the pound. For the exact amount payable, please call Stockton Council on 01642 397108.

### Terms

The accommodation is available to let by way of a new lease on full repairing and insuring terms, incorporating upwards only rent reviews for a term of years to be agreed.

Rent - £18,750 per annum

### Service Charge

A service charge will be payable in addition to the rent. Estimated cost £4.89 per square foot.

### Energy Performance Certificate

This property has a variety of EPC ratings ranging from C(74). A full copy of this is available upon request.

### VAT

All offers where made silent of VAT, will be deemed to be exclusive thereof.

### Additional Information

#### Rent

Per Annum

#### Legal Costs

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

#### Anti-Money Laundering

In accordance with the Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

#### Viewing

Viewing is strictly by prior appointment please see the below contact details for further information.

**Richard Wilson**

07894256309

r.wilson@doddsbrown.co.uk

