

**CARLTON HOUSE, 26-28 ELLERBECK COURT,
STOKESLEY BUSINESS PARK, STOKESLEY, TS9 5PT**
HIGH SPECIFICATION OFFICES 2,000 – 7419 SQ FT
TO LET



THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

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LOCATION

Stokesley Business Park is established as one of the most desirable business locations in North Yorkshire having the benefit of a high quality market town location with the advantage of close proximity to the commercial centres of Teesside and Northallerton.

The property enjoys good access throughout the region via the A174 and A19 trunk roads. East Coast mainline rail services are available at Darlington and Northallerton and Durham Tees Valley Airport is readily accessible being some 12 miles away.

DESCRIPTION

The property comprises an attractive individually designed detached office building of two storey-framed construction with concrete floors, pitched tiled roof, aluminium framed double glazed windows and brick elevations.

Internally the accommodation is fitted to a very high standard including:

- Comfort Cooling / Air conditioning
- Recessed fluorescent lighting
- Raised floor power and communications system
- Intruder & fire alarm systems
- Hardwood doors
- Glazed atrium reception
- Passenger lift
- Open plan flexible office accommodation
- Boardroom, meeting rooms, canteen & gymnasium
- Male, female and disabled w.c. accommodation with showers

Externally there is a tarmac surfaced car parking area providing approximately 32 spaces.

Potential for further informal car parking to be created on site.

ACCOMMODATION

Ground Floor:	330 sq m (3551 sq ft)
Glazed reception area:	35 sq m (378 sq ft)
Suite 1:	186 sq m (2000 sq ft)
Breakout/Canteen:	78 sq m (840 sq ft)
Suite 2/Gymnasium:	31 sq m (333 sq ft)
Male, female and accessible w.c's.	

First Floor

Suite 3/Offices & Boardroom:	360 sq m (3868 sq ft)
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Outside

Tarmacadam surfaced car parking for 32 vehicles.

PROPOSED TERMS

The property is available to let either as a whole or in suites by way of a new lease for a term of 3 – 15 years on full repairing insuring terms with 5 yearly rent reviews.

Rental offers are invited based on £80,000 per annum for the whole building or £12.50 per square foot per annum for lettings of individual suites.

LEGAL COSTS

Each party will be responsible for its own legal costs in connection with the transaction.

VAT

All rents/prices quoted are exclusive of VAT which is applicable.

VIEWING

Strictly by appointment through this office.

Neil Thomas

Email: neil@thomas-stevenson.co.uk

Mobile No: 07810 158328.

SUBJECT TO CONTRACT

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**EPC AVAILABLE
ON REQUEST**

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