



OFFICE SUITES TO LET

MOMENTUM, Ellerbeck Court, Stokesley, TS9 5PT

- Modern Office Suites
- Located on Stokesley Business Park
- Basement Car Parking
- Under Floor Heating

Suite 4 177 sq m (1,905 sq ft)

Suite 6 184.5 sq m (1,986 sq ft)

Contact:

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Connect Property NE

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LOCATION

Stokesley is a popular market town situated on the edge of the Cleveland Hills and North Yorks Moors National Park. Located approximately 7 miles south of Middlesbrough Town Centre, the surrounding area is a popular residential location for commuters serving the Teesside Conurbation.

DESCRIPTION

Momentum was initially developed, built and managed by Hambleton District Council and has subsequently been sold to a private company.

The building provides basement car parking and three storey Hi Tech office accommodation in seven individual suites. Three are on the ground floor, two on the first floor and two on first and second floor. Each suite is separately accessed with separate services (plans attached)

ACCOMMODATION

We calculate the available units comprises the following approximate net internal areas and dimensions:

Suite 4	177 m ²	1,905 sq ft
Suite 6	184.5 m ²	1,986 sq ft

TERMS

The premises are available to let by way of a new effective full repairing and insuring lease at a commencing rental of £8.50 per sq ft per annum exclusive for a term of years to be agreed.

SERVICE CHARGE

A service charge is levied in connection with the common parts.

- Suite 4 - £2,286.33 pa
- Suite 6 - £2,383.21 pa

LEGAL FEES

Each party is to be responsible for their own legal fees incurred with any transaction.

RATING ASSESSMENT

Suite 4 has been assessed for rating at £16,250, and Suite 6 at £17,000

Interested parties should verify the accuracy of this information and the rates payable with the Local Rating Authority, Hambleton District Council.

VAT

Any references to price, premium or rent are deemed to be exclusive of Value Added Tax unless expressly stated otherwise and any offer received will be deemed to be exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Ratings are as follows:

- Suite 4 – B (31)
- Suite 6 – B (27)

A full copy of the EPC is available for inspection if required.

VIEWING

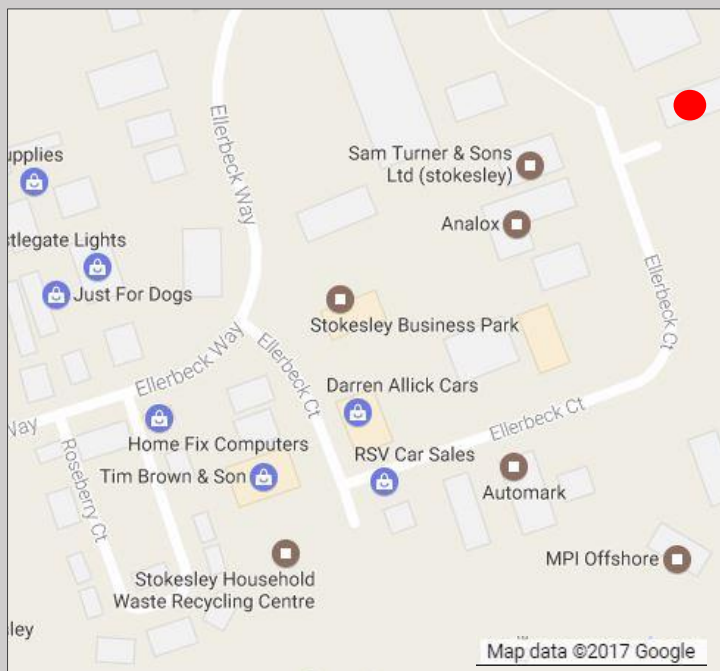
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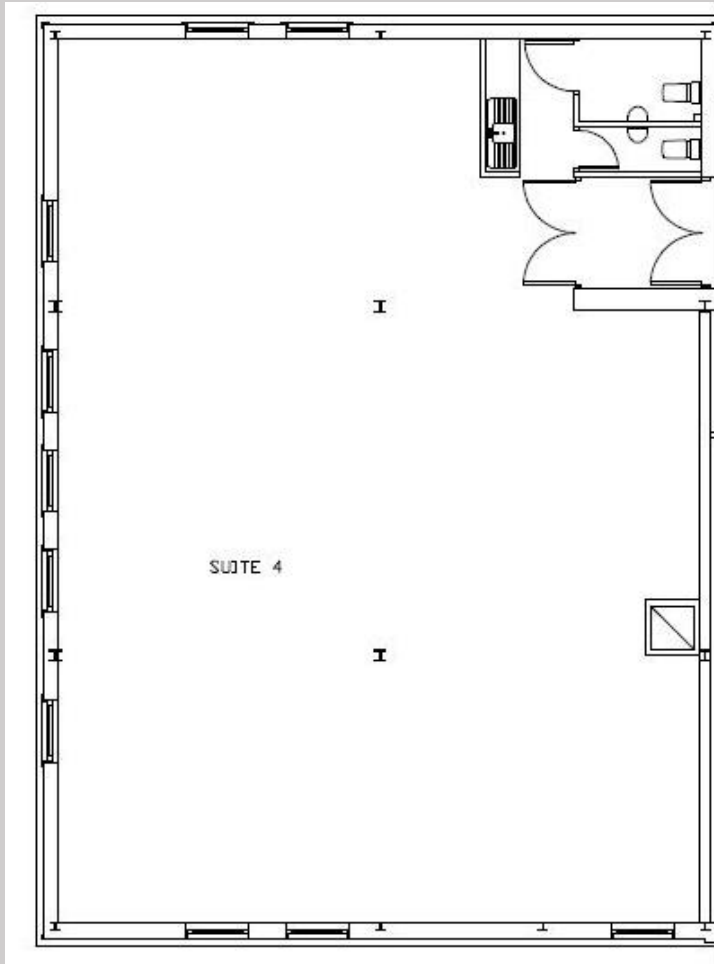
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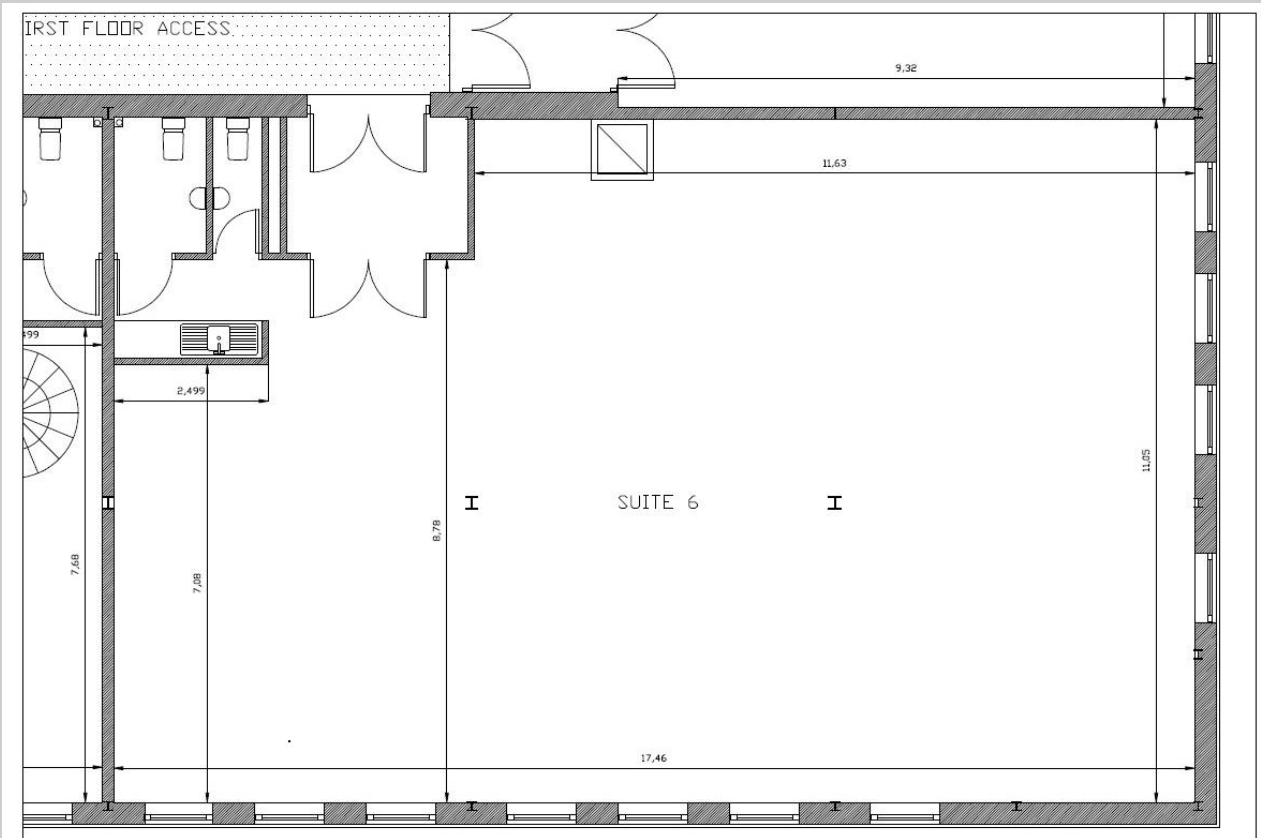
Email: tim@cpne.co.uk





Suite 4 ←

Suite 6
Layout ↓



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