



Sanderson  
Weatherall

**FOR SALE**

**High specification Offices**



16 EARLS NOOK, THE MOUNT, BELASIS HALL TECHNOLOGY PARK, BILLINGHAM, TS23 4EF

[sw.co.uk](http://sw.co.uk)



Total NIA 780 sq m (8,391 sq ft)

Close proximity to the A19 giving easy access to the regions transport networks

On site car parking for 32 vehicles

#### Location

Belasis Hall provides a wide range of high quality detached, terraced offices and units. It is the home to well known international, national and local businesses all of whom have been attracted by the quality of the surroundings and the buildings and the secure working environment.

The property is located approximately 1 mile from the A19, this is one of the region's principal highways and provides easy access to the regional motorway connections and business centres. The property is situated approximately 1 mile from Billingham Town Centre, it is 4 miles north east of Stockton on Tees and Middlesbrough and 16 miles east of Darlington, via the A66 which in turn connects to the A1(M).

Billingham forms part of the Teesside conurbation that historically has thrived as a result of the chemical and petrochemical industries and is now a major focus of the offshore and renewable sector.

#### Description

The premises comprises a two storey high specification open plan office. There is a ground floor lobby/reception access with stairs and lift to the upper floors.

The development has 32 on site allocated car parking spaces.

#### Specification

- Entrance lobby
- Comfort cooling
- Full access raised floor
- Suspended ceilings
- DDA compliant
- Cat II Lighting
- Gas central heating radiator system
- Separate Male, Female and Disabled WC facilities
- Kitchen facilities
- High security entrance system
- 3 meeting rooms plus large multi-function space



#### Accommodation

We understand from the on site measurements that the property has the following net internal floor areas:

Description	Sq M	Sq. Ft
Ground Floor Offices (NIA)	479	5,154
First Floor (NIA)	301	3,237
<b>Total (NIA)</b>	<b>780</b>	<b>8,391</b>

#### Legal Costs

The purchaser shall be responsible for their own legal costs incurred in the preparation, settling and completion of the transaction.

#### EPC

The Energy Performance Asset rating is Band D (80).

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

#### Terms

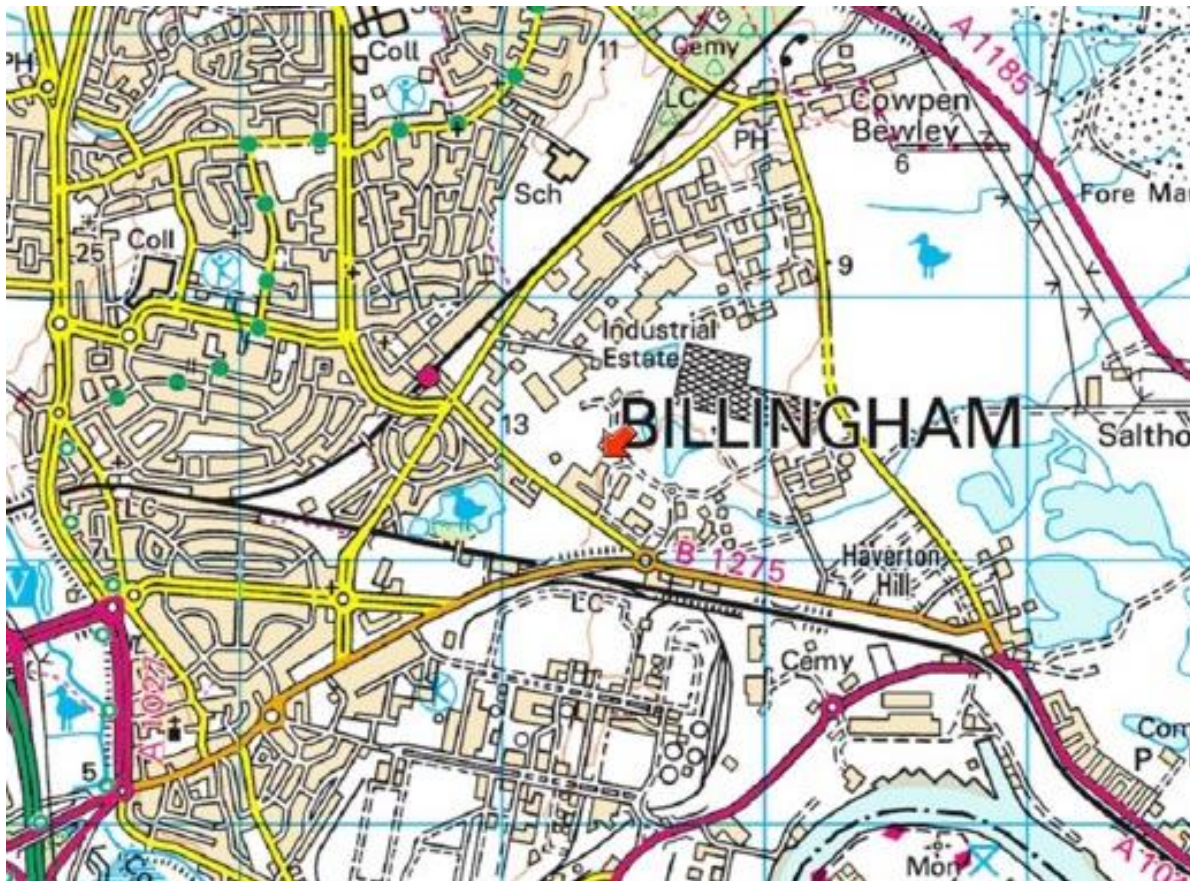
The property is available for sale at an asking price of £850,000 exclusive of VAT.

#### Rating

We understand from the Valuation Office Agency website that the premises has a current Rateable Value of £37,250. The accuracy of this information must be checked by all interested parties.

#### Money Laundering

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



Viewings and Further Information

Strictly by prior appointment with the agents:

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