



TO LET

High Spec Office Suite

Teesview, Sabatier Close, Teesdale Business Park, Stockton on Tees TS17 6EW

- Established Business Park Location
- Riverside Views
- Excellent Road Links
- Air Conditioning
- Onsite Car Parking & EV Charge Point
- Approx. 1,340 sq ft
- **BUSINESS RATES EXEMPT FOR QUALIFYING SMALL BUSINESSES FROM 1st APRIL 2026**

Contact: Tim Carter

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LOCATION

Teesview is situated on a waterfront site on Teesdale Business Park with views over the River Tees towards the award-winning Infinity Bridge. Teesdale Park is Teesside's premier business location located adjacent to the banks of the River Tees and close to Stockton Town Centre. Teesdale Park accommodates several national and international companies including G4S, Cemex, Barclaycard, Santander, Cleveland Police, The Valuation Office and Durham University.

DESCRIPTION

Teesview is a three-storey modern office building with the benefit of open plan refurbished accommodation to the following specification:

- Reception area
- Raised floors
- Passenger lift
- LED lighting
- Air conditioning
- Open plan office area
- Staff kitchen
- Server room
- Onsite car parking
- Double Electric Vehicle Charge Point

ACCOMMODATION

We are advised that the suites have the following approximate Net Internal Area:

	Sq m	Sq ft
First Floor LHS	124	1,340

TERMS

The suites are available To Let by way of a new effective full repairing and insuring lease for a term of years to be agreed at a commencing rent of £18,760 plus vat per annum.

RATING ASSESSMENT

The valuation office website shows the rateable value as £11,000 from 1st April 2026.

We recommend that interested parties contact the local rating authority directly to determine the precise rates payable.

ENERGY PERFORMANCE CERTIFICATE

This property has a variety of EPC ratings ranging from C(58)

VIEWING

Strictly through the agents Connect Property North East:

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