



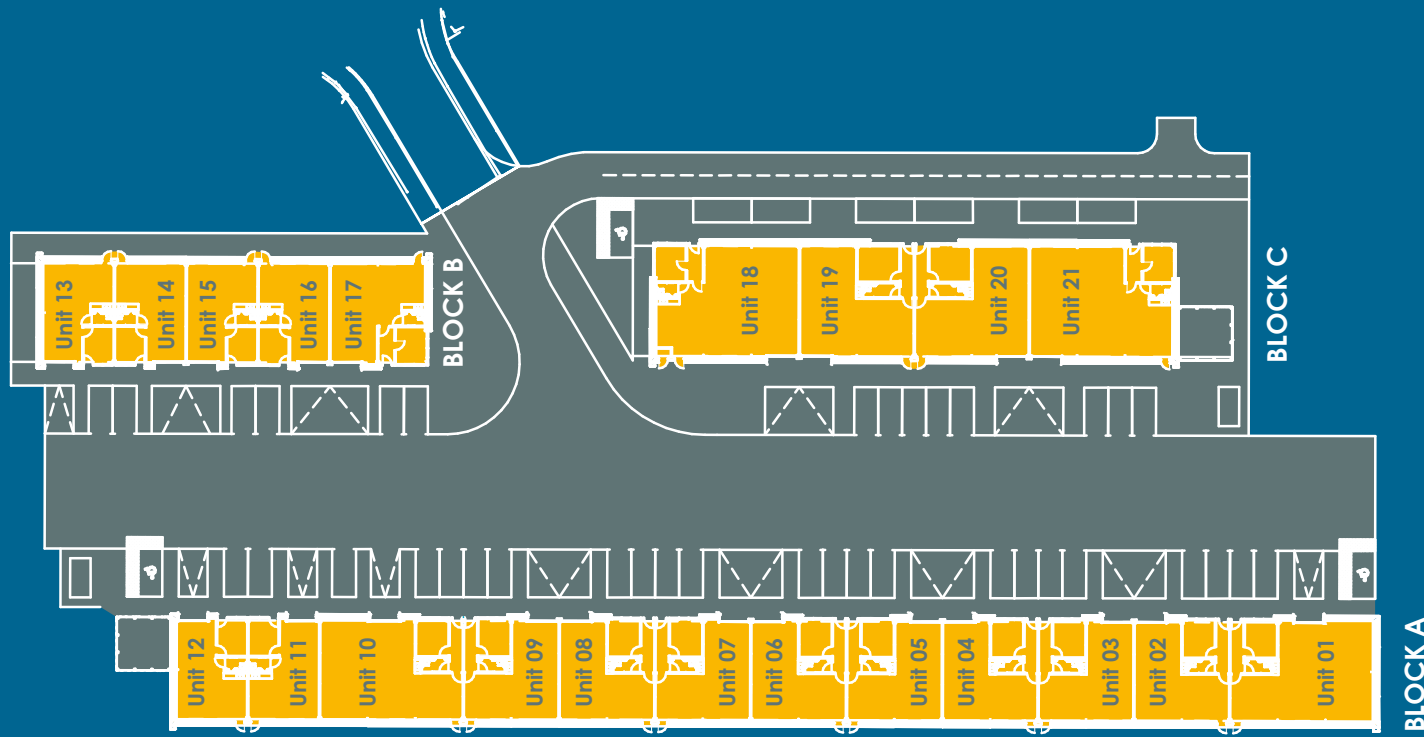
# Enterprise Court

Built for success

Enterprise Court  
Queens Meadow Business Park  
Hartlepool | TS25 2FE

# TO LET

**Brand new workshop/industrial units**  
From 78.7 sq m (847 sq ft)



Queens Meadow Business Park extends to some 65 hectares (160 acres) and is already home to modern high class business units as well as the UKSE Innovation Centre providing managed accommodation for new start-up businesses. The Business Park provides an accessible and attractive landscaped setting for a range of occupiers. The park is also part of the Tees Valley Enterprise Zone, with further details of benefits available to occupiers, provided below.



### Description

Enterprise Court is a new development by the Homes & Communities Agency comprising of 21 workshops/industrial units, each incorporating office, WC and kitchen facilities. The units are arranged over three terraces, with each unit having the benefit of parking and loading areas. Enterprise Court is set within a pleasant landscaped environment with estate security provided by a CCTV camera network.

### Workshop

- Suspended gas blow heating
- Concrete floor with power float finish
- Up and over loading door – XX m high x XX m wide

### Offices

- Carpeted office floors
- Double glazed windows
- Heating via gas boiler fed radiators

### Accommodation

The units have been measured on a gross internal area basis and provide the following sizes.

Unit	Size Sq M	Size Sq Ft
1	157.7	1,697
2	106.1	1,142
3	106.1	1,142
4	106.1	1,142
5	106.1	1,142
6	106.1	1,142
7	106.1	1,142
8	106.1	1,142
9	106.1	1,142
10	157.7	1,697
11	78.7	847
12	78.7	847
13	78.7	847
14	78.7	847
15	78.7	847
16	78.7	847
17	105.7	1,138
18	172.1	1,852
19	137.3	1,478
20	137.3	1,478
21	172.1	1,852

### Terms

The units are available on effectively internal repairing leases. See attached schedule of availability and quoting rents.

### Planning

All of the units benefit from a B1 planning consent. An application has been submitted to extend the use to B2 category for units 13-21.

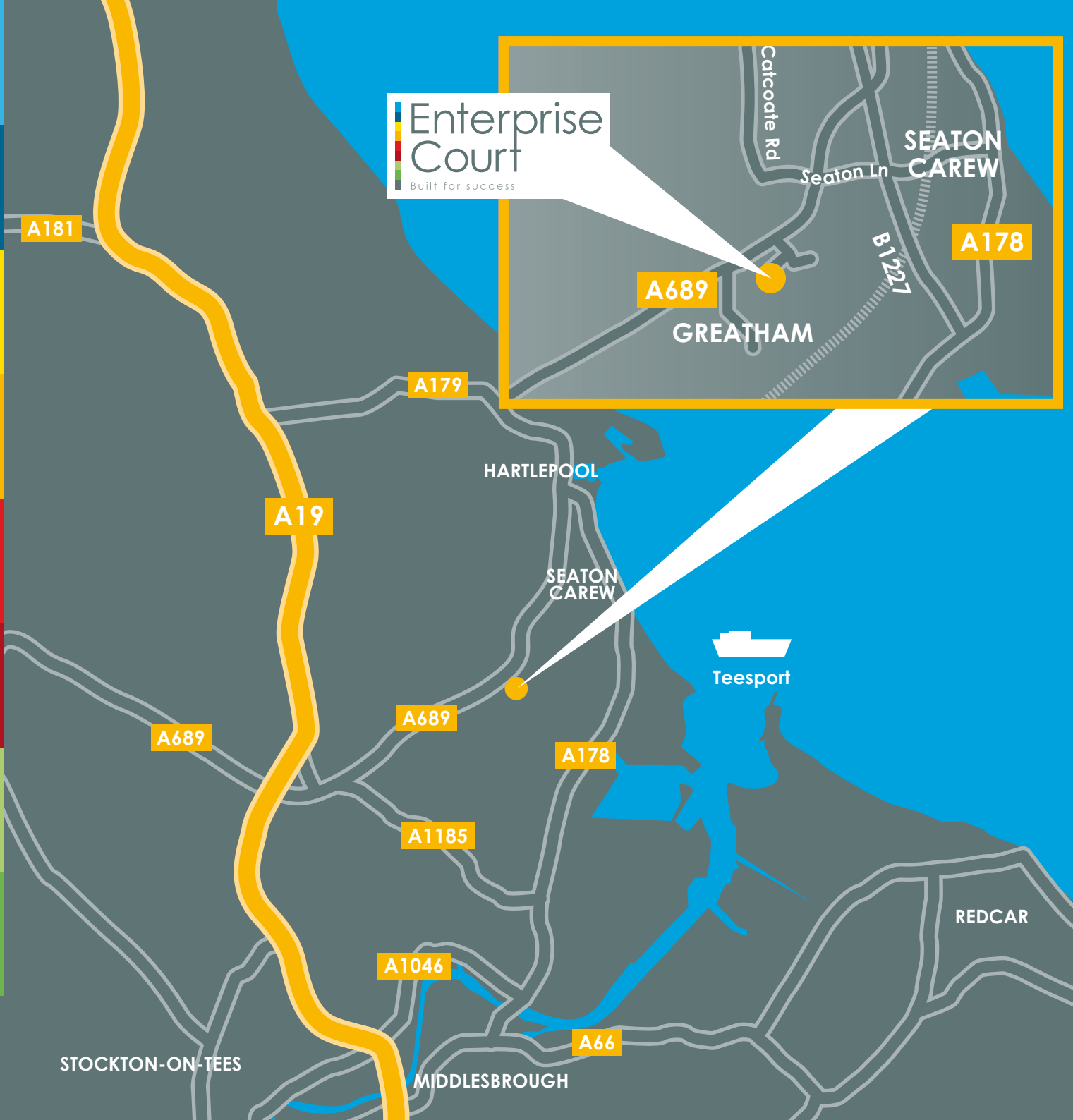
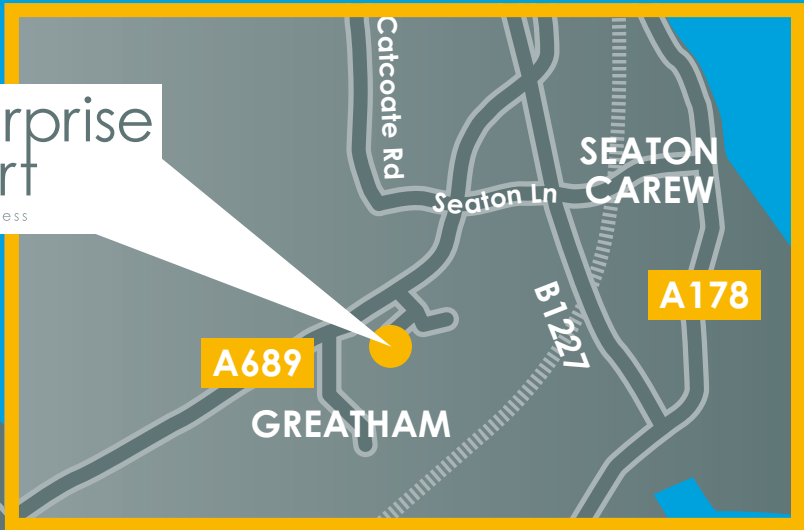
### Energy Performance Certificates (EPCs)

Available upon request.

### Rateable Values

Currently being assessed.

**Enterprise Court**  
Built for success



**Enterprise Zone**

The Queens Meadow Business Park is part of the Tees Valley Enterprise Zone which focuses on those businesses involved in the advanced manufacturing and engineering, chemicals and renewable energy sectors.

Occupiers from the above sectors may benefit from Business Rates discount for a 5 year period. Contact Economic Regeneration Team at Hartlepool Borough Council for further information: 01429 867677.

**Business Support**

Further information on potential Enterprise Zone benefits and other potential assistance, contact: Economic Regeneration Team at Hartlepool Borough Council for further information: 01429 867677.

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