

# BIRCHHOUSE

III ACRE, STOCKTON ON TEES **TS17 6AJ**

## FOR SALE/TO LET

SELF CONTAINED GRADE A OFFICE BUILDING



SUITES AVAILABLE FROM **3,380 SQ FT** TO THE WHOLE BUILDING OF **10,258 SQ FT**



# BIRCHHOUSE

III ACRE, STOCKTON ON TEES TS17 6AJ



**Birch House** is located within the III Acre office development in the heart of the Teesdale Business Park. Teesdale is regarded as one of the premier business locations within the Teesside conurbation and is home to a number of local, national and international occupiers.

Occupiers on Teesdale benefit from an array of local retail amenities, both on Teesdale itself and also the nearby Teesside Retail Park. Stockton town centre is also accessible via the Millennium Bridge.





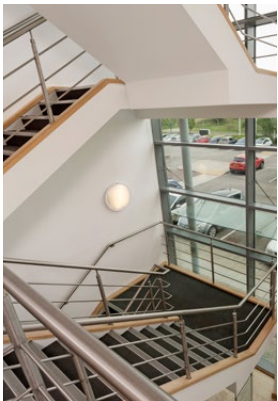
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### Specification

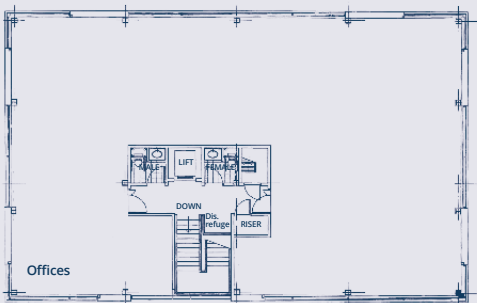
Birch House provides a high quality Grade A office building over three floors and is available either as a self contained HQ office building or alternatively on a floor by floor basis.

Internally the building has been finished to a very high standard and benefits from the following specification.

- Double height atrium entrance
- Suspended ceiling
- Raised access flooring
- Cat 5E cabling
- Kitchenettes on each floor
- Four pipe fan coil air conditioning
- LG Lighting
- Male, Female and DDA WC facilities
- Shower facilities
- Onsite Car Parking
- 40 demised parking at a ratio of 1:256 sq ft
- EPC - B (38)



Typical floor plan



### Accommodation

FLOOR	SQ M	SQ FT
Ground	314	3,380
First	314	3,380
Second	314	3,380
<b>Total</b>	<b>953</b>	<b>10,258</b>



## Location

Thornaby Railway Station is immediately opposite the scheme and Stockton Town Centre is approx. 0.5 miles distant, Darlington approx. 12 miles and Middlesbrough 4 miles. Access to the scheme can be gained via Princeton Drive which is a short distance from the A66(T) providing a direct link to the A1(M) to the west and A19(T) to the east.

- Thornaby Rail Train Station – 2 mins (London 3 hours)
- Durham Tees Valley Airport – 11 mins
- Darlington Train Station – 20 mins
- A19 – 3 mins
- A1M – 20 mins

## Viewing

Strictly through the joint agents Knight Frank and Connect:



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**Tim Carter**  
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