

# To Let

Redheugh House  
Thornaby Place  
Teesdale South  
Business Park  
Stockton on Tees  
TS17 6SG

April 2017



- Office Suites
- Flexible office accommodation
- On site car parking
- Excellent access to road network
- Ease of access to Town Centre

## Location

The property is located on Thornaby Place within Teesdale South Business Park immediately overlooking the River Tees, on the south eastern edge of the wider Teesdale Business Park.

Stockton Town centre is to the north and the A66 and A130 are within close proximity of the park.

## Description

The property comprises an attractive detached purpose built office premises arranged over four floors, with brick / block walls and a pitched and tiled roof.

The property benefits from lift access to all floors and male / female and disable WC facilities are provided within the common parts of the building.

The general office specification includes the following:

- Carpeted floor coverings
- Suspended ceiling with integral lighting
- Gas fired heating to radiators
- Double glazed windows
- Tea point facility

## Accommodation

The accommodation briefly comprises of the following approximate areas:

Part Ground Floor      104.05 sq m      (1,120 sq ft)

Part First Floor      125.04 sq m      (1,346 sq ft)



## Tenure

The suites are available by way of new full repairing and insuring leases by way of service charge for a term of years to be agreed to incorporate regular rent reviews.

## Rent

The quoting rent being £12 per sq ft per annum exclusive.

## Rateable Value

We understand from the Valuation Office website that the rateable values effective 2017 are as follows:

Part Ground Floor      RV £10,500

Part First Floor      RV £12,500

However, we recommend that all interested parties should make their own enquiries regarding the rateable values applicable to this property.

## EPC

Energy Performance Certificates for the suites have been requested and available upon request.

## Legal Costs

Each party to be responsible for their own reasonable legal costs incurred in the transaction, plus all VAT thereon.

## VAT

All rents and figures quoted above are exclusive of VAT where chargeable.



For further information or an appointment please contact:

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