

**FORMER TOWERGATE HOUSE, 20 ELLERBECK COURT,  
STOKESLEY BUSINESS PARK, STOKESLEY, TS9 5PT**  
HIGH QUALITY OFFICE BUILDING 7015 SQ FT

FOR SALE OR TO LET



**THOMAS : STEVENSON**

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

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**[www.thomas-stevenson.co.uk](http://www.thomas-stevenson.co.uk)**

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## LOCATION

Stokesley Business Park is established as one of the most desirable business locations in North Yorkshire having the benefit of a high quality market town location with the advantage of close proximity to the commercial centres of Teesside and Northallerton.

The property enjoys good access throughout the region via the A174 and A19 trunk roads. East Coast mainline rail services are available at Darlington and Northallerton and Teesside Airport is readily accessible being some 12 miles away.

## DESCRIPTION

Towergate House is a detached building of two storey-framed construction with concrete floors, pitched tiled roof, aluminium framed double glazed windows and brick elevations.

Internally the accommodation is fitted to a very high standard including:

- full air conditioning to offices and central heating to atrium
- recessed fluorescent lighting
- communications trunking for data, telecoms and power
- glazed atrium reception
- passenger lift
- open plan flexible office accommodation
- server room
- male, female and disabled w.c. accommodation

Each floor is arranged to provide 2 large open plan office areas together with reception office/meeting room & breakout space and an additional dedicated meeting room with interconnecting full kitchen facility adjacent.

Externally there is a tarmac surfaced car parking area providing approximately 33 spaces.

## ACCOMMODATION

Ground Floor Offices Etc:	328 sq m (3525 sq ft)
First Floor Offices Etc:	323 sq m (3475 sq ft)
Server Room, Male, female and disabled w.c.'s.	
Outside: Tarmacadam surfaced car parking for 33 vehicles.	

## PROPOSED TERMS

### Leasehold

The whole property is available to let by way of a new lease for a term of 1 – 15 years on full repairing insuring terms with 5 yearly rent reviews.

Rental details available upon request. Please discuss your requirement with us.

## FREEHOLD

The property is available for sale. Offers are invited for the freehold interest.

## LEGAL COSTS

Each party will be responsible for its own legal costs in connection with the transaction.

## VAT

All rents/prices quoted are exclusive of VAT where applicable.

## VIEWING

Strictly by appointment through this office.

Neil Thomas  
Email: [neil@thomas-stevenson.co.uk](mailto:neil@thomas-stevenson.co.uk)  
Mobile No: 07810 158328.

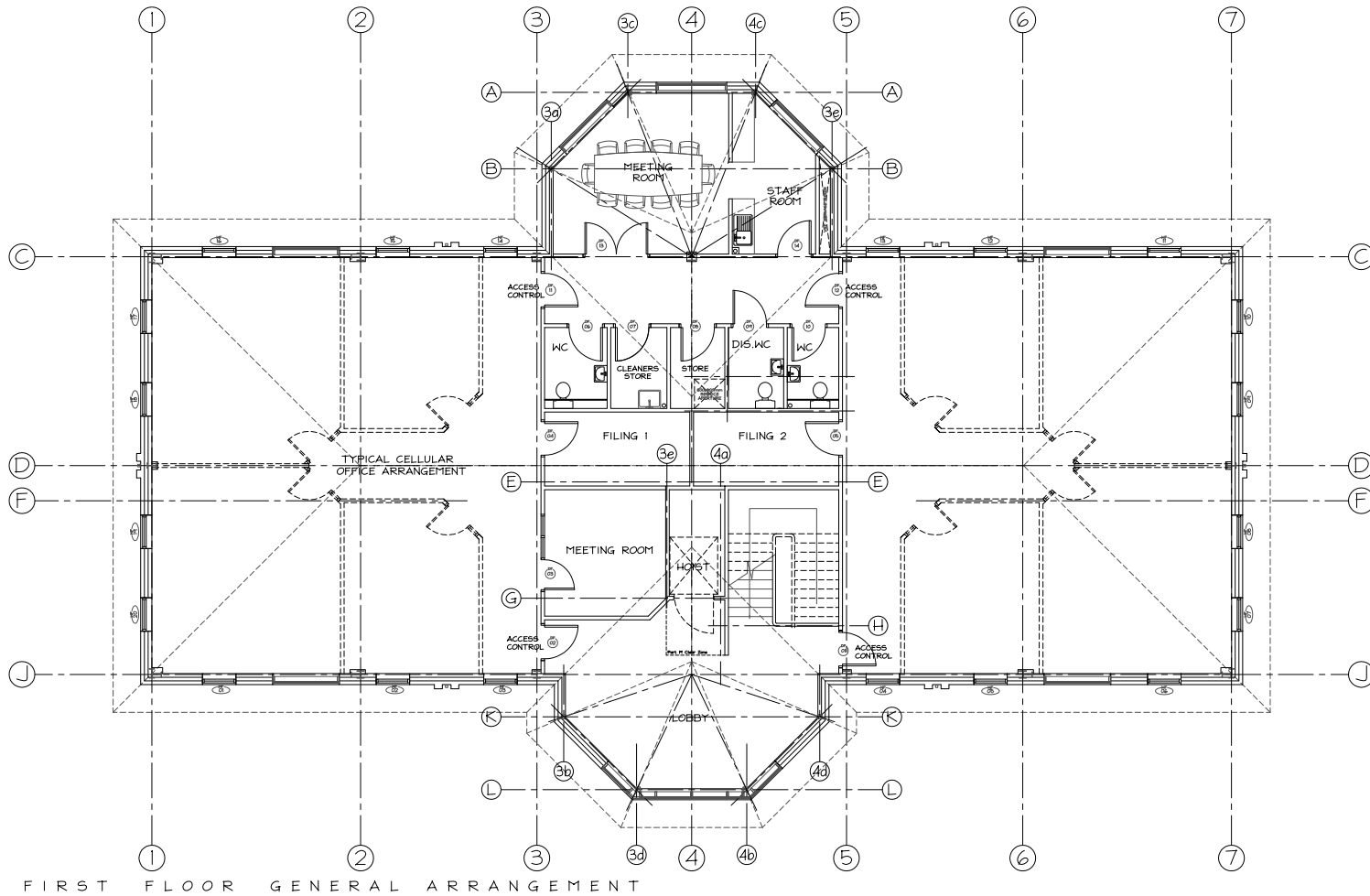
## SUBJECT TO CONTRACT





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FIRST FLOOR GENERAL ARRANGEMENT

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 DO NOT SCALE, THE CONTRACTOR IS RESPONSIBLE FOR CHECKING DIMENSIONS UNLESS OTHERWISE STATED.  
 REVISIONS:  
 REVISION A: WINDOW 4 DOOR REFERENCES ADDED TO LAYOUT.  
 REVISION B: VRF SERVICE RISER ADDED. DIMENSIONS REVISED.  
 REVISION C: LIFT DOOR APPENDED TO SINGLE SWING (FREE) DOOR COLLAPSING ALONG GRIDLINE E & REMOVED (IF ONLY) 94.01.05.  
 REVISION D: \*SERVEN\* APPENDED TO "WC". LINK BETWEEN STAFF 4 CONFERENCE ADDED. 20.01.04.

NOTES:

CONSTRUCTION ISSUE

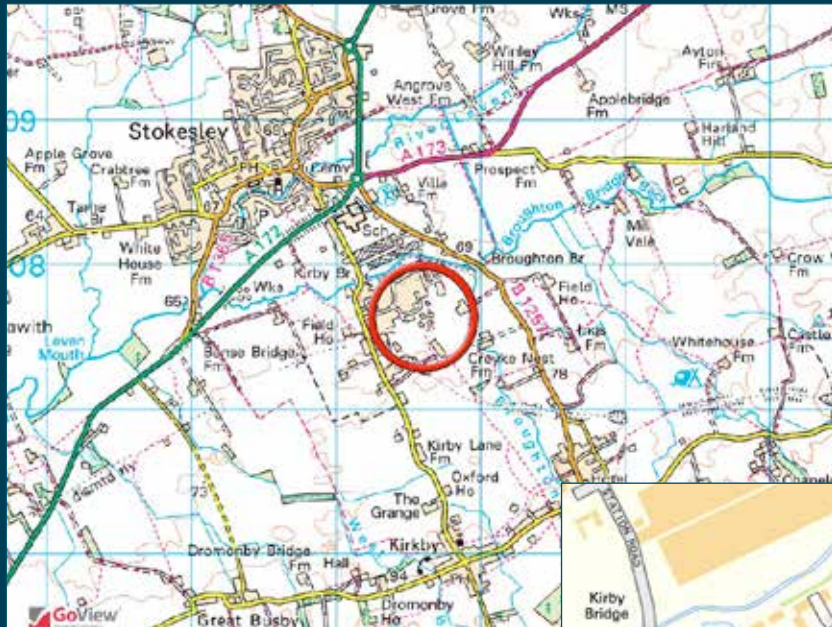
Stokesley Hardware Limited  
 20b The Avenue  
 Office Development, Stokesley Business Park  
 Proposed First Floor General Arrangement  
 1/16 April 2009 09.09 20-09 15

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## Energy Performance Certificate

Non-Domestic Building

HM Government

Prospect House  
24 Ellerbeck Court  
Stokesley Business Park, Stokesley  
MIDDLESBROUGH  
TS9 5PT

Certificate Reference Number:  
0320-0632-2429-5109-1092

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient

Net zero CO<sub>2</sub> emissions

**107** This is how energy efficient the building is.

Less energy efficient

### Technical Information

Main heating fuel: Grid Supplied Electricity  
Building environment: Air Conditioning  
Total useful floor area (m<sup>2</sup>): 647  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 86.16

### Benchmarks

Buildings similar to this one could have ratings as follows:

35 If newly built  
93 If typical of the existing stock

### Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

MISREPRESENTATION ACT 1967 Thomas Stevenson for themselves and for the vendors/lessors of any property for whom they act, give notice that:

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Thomas : Stevenson can advise you in respect of:

**Sales & Lettings**

**Acquisitions**

**Investment Property**

**Valuations**

**Property Management**

**Compulsory Purchase Compensation**

**Rent Reviews & Lease Renewals**

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