

development land  
investment properties  
shops and offices  
business transfer  
industrial premises

**CARVER**  
COMMERCIAL  
CHARTERED SURVEYORS  
& PROPERTY CONSULTANTS



## TO LET

**Remaining Office Space  
First Floor, The Grange Business Centre, Belasis  
Avenue, Billingham, TS23 1LG**

**Room 101 - 1287sq.ft.**

**Room 102 - 178sq.ft.**

**Room 105/106 - 356sq.ft.**

**Rents All Inclusive**

**(with the exception of business rates)**



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## SITUATION/LOCATION

The offices form part of a mixed commercial complex of buildings and form part of an offices division, located on the first floor. The business centre is situated within a thriving and long established industrial/commercial location opposite major industries including Johnson Matthey Technologies. The centre is accessed off the B1275 which affords swift access to the A19 dual carriageway less than 3 miles distant.

## PREMISES

There are presently three offices available located on the first floor of the building as follows:-

Office 101 1287sq.ft.

Office 102 178sq.ft.

Connecting Offices:-  
105/106 352.4sq.ft.

### External

Excellent shared on site parking facilities.

## ASKING RENTS

Room 101 £15,444 per annum

Room 102 £2,160 per annum

Rom 105/106 £4,320 per annum

## TENURE

Leasehold

## LEASE TERMS

New leases are available on effectively full repairing and insuring terms for a period of 6 years with rolling breaks after 12 months subject to 3 months written notice by either party. Rents are inclusive of service charge and all outgoings excluding business rates. Rent reviews are 3 yearly upward only and service charge element is reviewed annually.

## COSTS

The incoming tenant will be responsible for the Landlord's reasonable legal cost plus VAT in this transaction.

## APPLICATION FEE

Where the undertaking of references is carried out by the Agent an application fee is payable by the applicant for the lease. Please ask agent for further information.

## RATEABLE VALUE

Room 101 £5,300

Room 102 £840

Room105/106 £2,450

## VAT

Any reference to price, premium or rent is deemed to be exclusive of VAT (if applicable) thereon.

Where rents are quoted as inclusive figures this does not include VAT. Interested parties should clarify the incidence of VAT in any event with their legal advisors.

## VIEWING

Strictly by appointment only through agents.

## ENERGY PERFORMANCE ASSET RATING

E - 108 and G - 181



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18 St Cuthbert's Way, Darlington, Co Durham, DL1 1GB  
Tel: 01325 466945 Fax: 01325 366760 Email: [enquiries@carvercommercial.com](mailto:enquiries@carvercommercial.com)

[www.carvercommercial.co.uk](http://www.carvercommercial.co.uk)