

**Rents From £2
per sq ft p.a.**



FOR SALE / TO LET

Modern Detached Office

12 Coleman's Nook, Belasis Business Park, Billingham, Stockton on Tees
TS23 4EG

- High Quality Self Contained Office
- Generous Parking Provision
- On-site Café
- Manned Overnight Security
- Parkland Setting
- **Approx 596 m² (6,415 sq ft)**

Contact: Tim Carter

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Connect Property North East

4 Halegrove Court

Cygnets Drive

Preston Farm Business Park

Stockton on Tees

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LOCATION

Belasis Business Park is located approximately 1 mile from the A19 and 1 mile from Billingham Town Centre. The A19 is one of the regions principal highways providing easy access to the regional motorway connections and business centres.

Billingham is situated approximately 4 miles north east of Stockton on Tees and Middlesbrough and 16 miles east of Darlington via the A66 which in turn connects to the A1 (M). Darlington Railway Station is situated on the main East Coast line and is within a 20-minute drive from the park.

Newcastle International Airport and Durham Tees Valley Airport are within 45 minutes and 20 minutes respectively offering domestic and international flights.

Belasis Business Park was originally developed by English Partnerships and provides a popular development of quality office accommodation in mature landscaped surroundings. Belasis accommodates several national and international companies

DESCRIPTION

The property comprises detached office unit providing a mixture of open plan and more cellular accommodation. The accommodation is to be refurbished and finished to an above average specification with suspended ceilings, Led lighting, gas fired central heating, double glazing, reception area plus kitchen and staff facilities.

Dedicated parking spaces are provided plus visitor parking.

ACCOMMODATION

We calculate that the premises provide the following approximate area:

596 m² (6,415 sq ft)

TERMS

The premises are available To Let by way of a new full repairing and insuring lease for a term of years to be agreed with full pricing details available upon application.

Alternatively, the premises may be purchased with pricing available upon application.

BUSINESS RATES

From our enquiries with the Local Rating Authority we understand the proposed rating assessment for 2017/18 is £37,250 per annum.

We recommend that interested parties contact the local rating authority directly to determine the precise rates payable.

ENERGY PERFORMANCE CERTIFICATE

A full copy of the EPC is available for inspection if required.

VIEWING

Strictly through the agents Connect Property North East:

Tim Carter ddl: 01642 704930

Email: tim@cpne.co.uk



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