NAVIGATION HOUSE, 16 ELLERBECK WAY, STOKESLEY BUSINESS PARK, TS9 5JZ HIGH QUALITY DETACHED OFFICE BUILDING WITH GENEROUS CAR PARKING

> NAVIGATION HOUSE

TO LET

26 College Square : Stokesley : North Yorkshire : TS9 5DN Tel: 01642 713303 : Fax: 01642 711177 : Email: admin@thomas-stevenson.co.uk

www.thomas-stevenson.co.uk

THOMAS: STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

NAVIGATION HOUSE, 16 ELLERBECK WAY, STOKESLEY BUSINESS PARK, TS9 5JZ

For Let: High Quality Detached Office Building with Generous Car Parking

LOCATION

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

The property is located just off the principle estate road and 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 Durham Tees Valley Airport is readily accessible being some 12 miles away.

DESCRIPTION

The subject property comprises an attractive self contained detached two story office building with dedicated parking forming part of a private development of three similar high quality buildings.

The office accommodation is finished to a high specification incorporating:

- Open plan & Partitioned office space
- Partial air conditioning
- Suspended ceilings
- Category 2 lighting
- High quality carpets and decorations
- 3 compartment perimeter trunking for power, data and telecoms
- Powder coated aluminium framed double glazing
- Internal security shutters and window blinds
- Purpose built server room
- Galley kitchen facilities
- Male, Female & Disabled WC accommodation
- Very generous private car parking provision

ACCOMMODATION

The building provides the following approximate floor areas:

Ground Floor

Gross Internal Area: Net Internal Area:

First Floor

Gross Internal Area: Net Internal Area:

Total

Gross Internal Area Net Internal Area Outside: 156 sq m (1679 sq ft) 138 sq m (1484 sq ft)

156 sq m (1679 sq ft)

115 sq m (1237 sq ft)

312 sq m (3358 sq ft) 255 sq m (2721 sq ft) 23 dedicated Car Parking Spaces.

BUSINESS RATES

For details of the annual amount payable please refer to Hambleton District Council 01609 779977.

PROPOSED TERMS

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 offers are invited based on £33,000 per annum. A rent free period may be available subject to status and terms.

LEGAL COSTS

Each party will be responsible for its own legal costs in connection with the transaction. A costs security deposit may be required.

VAT

All rents/prices quoted are exclusive of VAT.

VIEWING

Strictly by appointment through this office: Neil Thomas Email: neil@thomas-stevenson.co.uk Mobile No: 07810 158328.

SUBJECT TO CONTRACT

www.thomas-stevenson.co.uk

NAVIGATION HOUSE, 16 ELLERBECK WAY, STOKESLEY BUSINESS PARK, TS9 5JZ

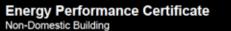
For Let: High Quality Detached Office Building with Generous Car Parking



www.thomas-stevenson.co.uk

NAVIGATION HOUSE, 16 ELLERBECK WAY, STOKESLEY BUSINESS PARK, TS9 5JZ

For Let: High Quality Detached Office Building with Generous Car Parking



HMGovernment

Certificate Reference Number:

0910-0732-4059-9725-2002

NEL House Ellerbeck Way Stokesley Business Park, Stokesley MIDDLESBROUGH **TS9 5JZ**

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.

Energy Performance Asset Rating			
More energy efficient A 0-25 B 26-50 C 51-75 D 76-100 E 101-125 F 126-150 G Over 150 Less energy efficient	ibiel zero CO3 emisaisens 95 Tais in here en Bet Solding is	egy efficient	
Technical Information			chmarks
Main heating fuel:	Grid Supplied Electricity	could	ings similar to this on have rating as follow
Building environment:	Heating and Natural Ven	tilation 34	_
Total useful floor area (m ³):	267	- 34	_
Building complexity (NOS le		90	If typical of
Building emission rate (kgC)	2/m*): 82.51		existing sto
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: (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract:

(ii) Thomas Stevenson cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representation and must satisfy themselves as to their accuracy:

representation and must satisfy memselves as to men accuracy: (iii) No employee of Thomas Stevenson has any authority to make or aive any representation or warranty or enter into any contract whatsoever i

- v) Prices/rents quoted in these particulars may be subject to VAT in addition; and
 v) Thomas Stevenson will not be liable in pediaence or otherwise



Thomas : Stevenson can advise you in respect of: **Sales & Lettings Acquisitions Investment Property** Valuations **Property Management Compulsory Purchase Compensation Rent Reviews & Lease Renewals**

THOMAS: STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

26 College Square : Stokesley : North Yorkshire : TS9 5DN Tel: 01642 713303 : Fax: 01642 711177 : Email: admin@thomas-stevenson.co.uk

www.thomas-stevenson.co.uk