

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

TO LET



**THOMAS : STEVENSON**

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

26 College Square : Stokesley : North Yorkshire : TS9 5DN

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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 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: 156 sq m (1679 sq ft)  
Net Internal Area: 115 sq m (1237 sq ft)

### First Floor

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

### Total

Gross Internal Area: 312 sq m (3358 sq ft)  
Net Internal Area: 255 sq m (2721 sq ft)  
Outside: 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](mailto:neil@thomas-stevenson.co.uk)  
Mobile No: 07810 158328.

SUBJECT TO CONTRACT

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## Energy Performance Certificate

Non-Domestic Building




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

**Certificate Reference Number:**  
0910-0732-4059-9725-2002

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



**A** 0-25  
**B** 26-50  
**C** 51-75  
**D** 76-100  
**E** 101-125  
**F** 126-150  
**G** Over 150  
Less energy efficient

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

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

### Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	267
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	82.51

### Benchmarks

Buildings similar to this one could have rating as follows:

<b>34</b>	If newly built
<b>90</b>	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.

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- Investment Property
- Valuations
- Property Management
- Compulsory Purchase Compensation
- Rent Reviews & Lease Renewals

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