



TO LET

Café / Community Centre

Cowpen Bewley Woodland Park, Seal Sands Link Road, Billingham TS23 3NF

- High Quality Self Contained Building
- Dedicated Parking Provision
- Popular Visitor Location
- Woodland Setting
- **Approx 185 m² (1,988 sq ft)**

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Connect Property North East

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LOCATION

Cowpen Bewley Woodland Park is located approximately 2 miles from the A19 and 2 miles from Billingham Town Centre. The A19 is one of the region's 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.

The area was transformed into a woodland park in the 1990s with the planting of around a quarter of a million trees to create woodland walks along with open meadows as well as a lake which all provide habitat for a wide variety of wildlife.

DESCRIPTION

The property comprises a detached 2 storey building with dual pitched tiled roof and timber shuttered windows to the ground floor. The accommodation is finished to a high specification with a café/kitchen area already in situ as well as a larger conference / events area all on the ground floor. In addition, there are separate accessible, male and female WC facilities. The first floor provides storage / office accommodation.

Dedicated parking spaces are provided adjacent to the building.

ACCOMMODATION

We calculate that the premises provide the following approximate area:

Ground Floor	152 m ²	(1,633 sq ft)
First Floor	33 m ²	(355 sq ft)
Total	185 m ²	(1,988 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 at an asking rent of £15,000 plus vat per annum.

BUSINESS RATES

From our enquiries with the Local Rating Authority we understand that the property has not been assessed yet for rating purposes. The property will be assessed for Business Rates purposes upon future occupation.

We recommend that interested parties contact the local rating authority directly to discuss.

ENERGY PERFORMANCE CERTIFICATE

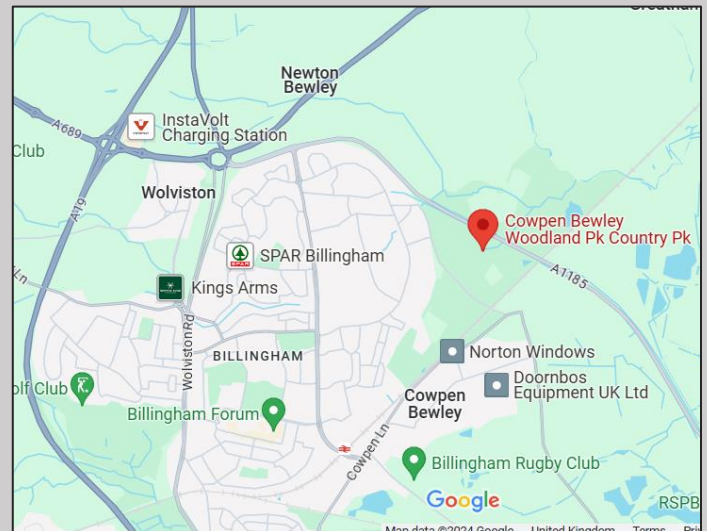
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VIEWING

Strictly through the agents Connect Property North East:

Tim Carter ddl: 01642 704930

Email: tim@cpne.co.uk



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