



# TO LET

## High-Spec Office Suite

Sir Henry Vane Suite, Wynyard Park House, Wynyard Business Park TS22 5TB

- Prestigious Location
- Established Business Park Location
- First Floor
- Excellent Road Links to A19(T) and A1(M)
- Floor Boxes for Power & Data
- Dedicated Car Parking
- Approx 1,431 sq ft

**Contact:** Tim Carter

**Email:** [tim@cpne.co.uk](mailto:tim@cpne.co.uk)

**Tel:** 01642 704930

## LOCATION

Wynyard Park is located approximately 8 miles to the north west of Middlesbrough and 25 miles to the south of Sunderland with excellent connectivity to both the A19 and A1(M).

Set in landscaped grounds of approximately 700 acres with natural ponds, wildlife reserves, sculptures and woodlands and water features, Wynyard Park provides an excellent working environment with several key onsite services and facilities including:

- Onsite security
- Children's Day Care
- Onsite Gym
- Café facilities
- Onsite Dentist

The site accommodates several national and international operators including ConocoPhillips, Cleveland Police and the NHS.

## DESCRIPTION

The premises comprise open plan office accommodation finished to a high specification as follows:

- Suspended Ceilings
- LED Lighting
- Raised Access Flooring
- WC Accommodation
- Gas Central Heating
- Air-conditioning
- Powder Coated Metal Framed Double Glazed Windows
- Floor Boxes and Perimeter Trunking for Power & Data
- Dedicated On Site Car Parking
- High Speed Internet Connectivity

## ACCOMMODATION

From our measured inspection we calculate the property to be:

First Floor Suite 133 sq m (1,431 sq ft)

## TERMS

The suite is available To Let by way of a new lease for a term of years to be agreed at a commencing net rent of £15 per sq ft per annum plus vat.

## RATING ASSESSMENT

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

## ENERGY PERFORMANCE CERTIFICATE

C (66)

## VIEWING

Strictly through the agents Connect Property North East:

**Tim Carter** ddl: 01642 704930

**Email:** [tim@cpne.co.uk](mailto:tim@cpne.co.uk)

Or Joint Agents Knight Frank 0191 2212211

