



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

Email: tim@cpne.co.uk

Tel: 01642 704930

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 Teesside International 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 an asking rent of £77,000 per annum plus vat.

Alternatively the property is available to purchase with offers invited in the region of £640,000 plus vat.

BUSINESS RATES

From our enquiries with the Local Rating Authority we understand the Rating assessment form 1st April 2026 is £47,250.

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

ENERGY PERFORMANCE CERTIFICATE

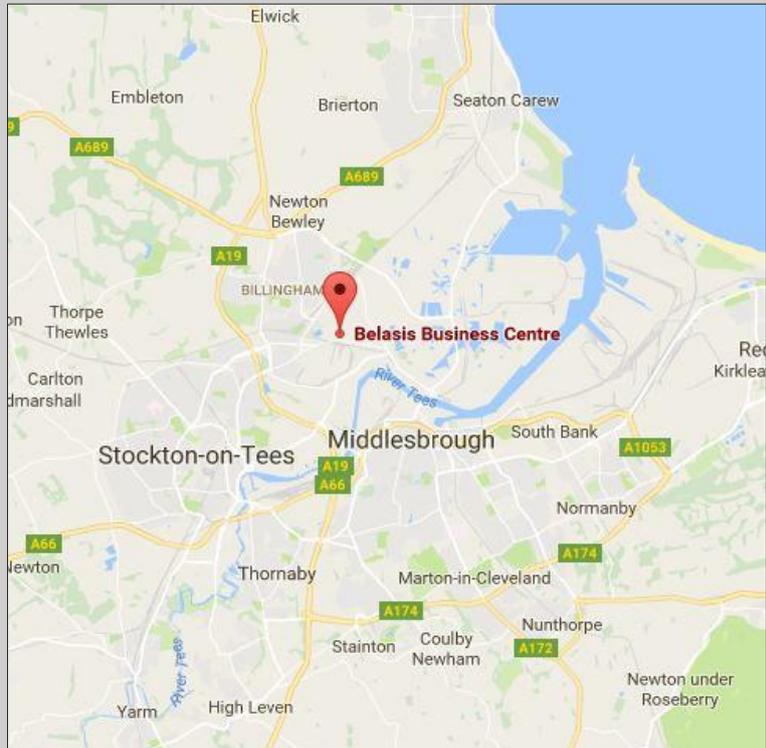
A full copy of the EPC is available for inspection if required.

VIEWING

Strictly through the agents Connect Property North East:

Tim Carter ddl: 01642 704930

Email: tim@cpne.co.uk



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