



# FOR SALE

## Detached Town Centre Office Building

Bayheath House, 5 Prince Regent Street, Stockton-on-Tees TS18 1DB

- Established Commercial Location
- Prominent Position
- Excellent Road Links
- Detached 6 storey building with Car Parking
- Solar PV Panels to the Roof
- Excellent Public Transport Links
- **Offers in the Region of £600,000**

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**Connect Property North East**

## LOCATION

Bayheath House is prominently located on Prince Regent Street within Stockton Town Centre with excellent road links to the A66(T) and A19(T).

## DESCRIPTION

The premises comprise a 6-storey building with a flat roof interspersed with Solar PV Panels. Internally to premises is predominantly provides open plan office space with suspended ceilings, kitchenette, partial LED lighting, carpets, ground floor reception, lift access to all floor and WC and kitchen facilities. The ground floor has under-croft style parking for approx. 13 vehicles.

## ACCOMMODATION

We are advised that the suite has the following approximate Net Internal Area:

Floor	Size
Ground Floor	33 m <sup>2</sup> (355 sq ft)
1 <sup>st</sup> Floor	551 m <sup>2</sup> (5,931 sq ft)
2 <sup>nd</sup> Floor	551 m <sup>2</sup> (5,931 sq ft)
3 <sup>rd</sup> Floor	551 m <sup>2</sup> (5,931 sq ft)
4 <sup>th</sup> Floor	551 m <sup>2</sup> (5,931 sq ft)
5 <sup>th</sup> Floor	551 m <sup>2</sup> (5,931 sq ft)
<b>TOTAL</b>	<b>2,788 m<sup>2</sup> (30,010 sq ft)</b>

## TERMS

Available For Sale Freehold with offers invited in the region of £600,000.

The vendor will not accept any residential use, and restrictions on use will be included in the Title transfer. Further information is available upon application.

## RATING ASSESSMENT

We are advised the suites are assessed for rating purposes at £153,000.

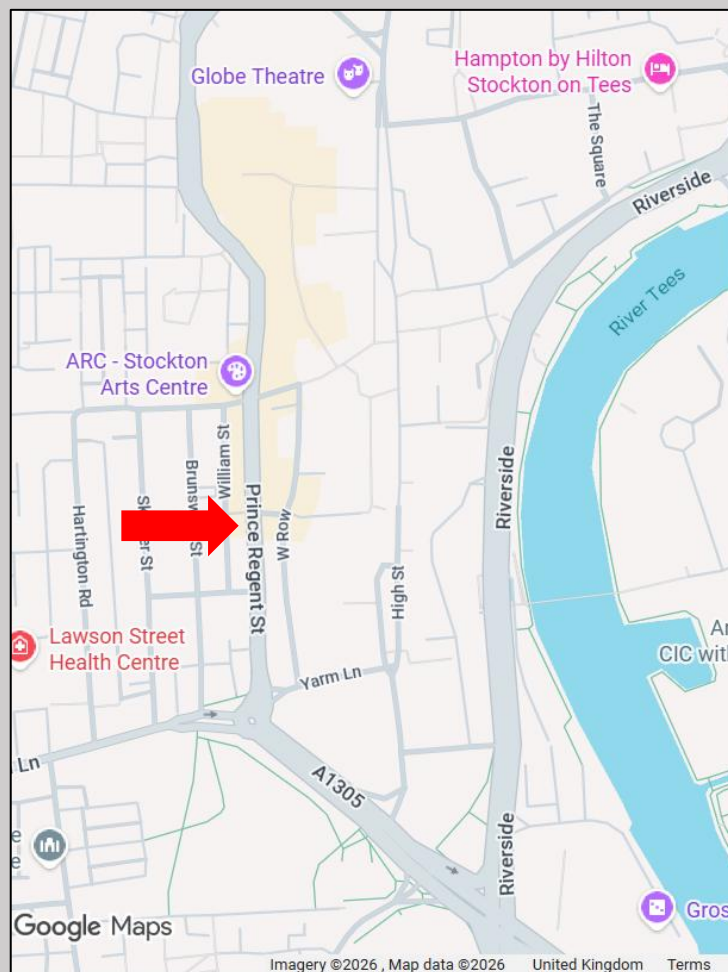
We recommend that interested parties contact the local rating authority directly to determine the precise rates payable.

## ENERGY PERFORMANCE CERTIFICATE

Available ASAP

## VIEWING

Strictly through the agents Connect Property North East:



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