



TO LET

Modern Office Suites

Tower House, Teesdale South Business Park, Stockton on Tees TS17 6SF

- Established Business Park Location
- Riverside Views
- Excellent Road Links
- Detached 4 storey building
- Onsite Cafe
- Large Car Parking Allocation
- Close to Thornaby Train Station

Contact: Tim Carter

Email: tim@cpne.co.uk

Tel: 01642 704930

Connect Property North East

LOCATION

Teesdale South is one of Teesside's premier office locations. This 90,000 sq ft office development was constructed in 2000 with extensive waterside views close to Stockton Town Centre. The scheme is within 400m of Thornaby Railway Station and adjacent to the A66(T) which in turn links with the region's principal highways beyond.

DESCRIPTION

The premises comprise 4-storey open plan office accommodation with suspended ceilings, kitchenette, LED lighting, carpets, reception, and WC accommodation. There is passenger lift access to all floors.

ACCOMMODATION

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

Floor	Size
Ground Floor Suite	107 m ² (1,150 sq ft)
3 rd Floor Suite	146 m ² (1,576 sq ft)

TERMS

The suites are available To Let by way of a new effective full repairing and insuring lease for a term of years to be agreed at a commencing rent of £9 per sq ft per annum plus vat.

RATING ASSESSMENT

We are advised the suites are assessed for rating purposes at:

Ground Floor £9,900

3rd Floor £13,750

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

ENERGY PERFORMANCE CERTIFICATE

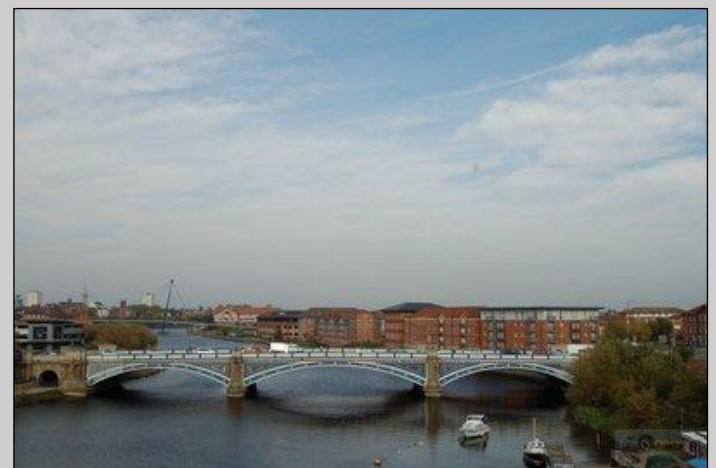
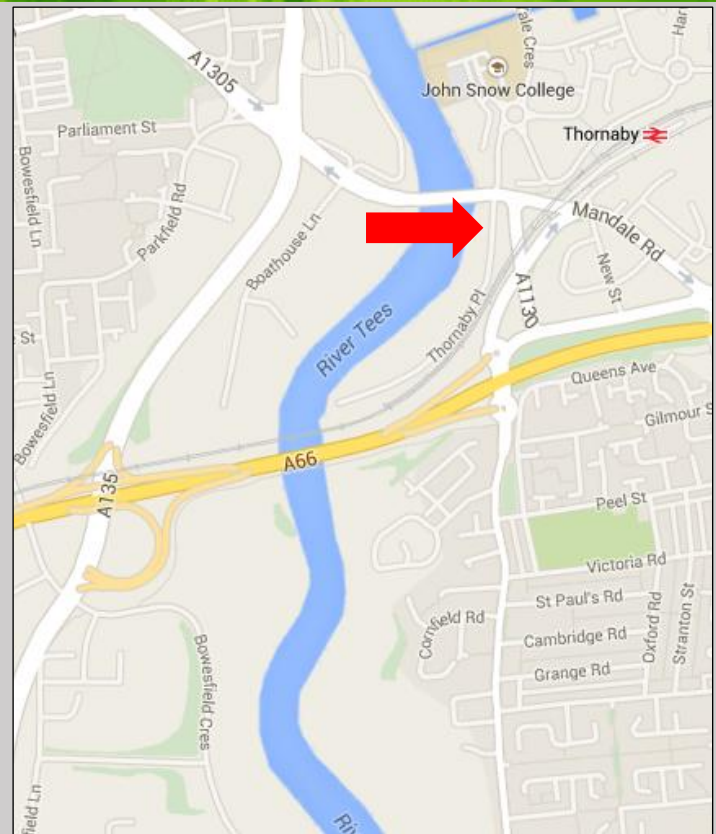
B (45)

VIEWING

Strictly through the agents Connect Property North East:

Tim Carter ddl: 01642 704930

Email: tim@cpne.co.uk



IMPORTANT NOTICE: whilst every reasonable effort has been made by Connect Property North East to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Connect Property North East nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of Connect Property North East or the seller / lessor. (ii) Any photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer / lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise. Connect Property North East Ltd Registered Company Number 9404628

CONNECT NORTH EAST
PROPERTY
www.cpne.co.uk