



TO LET

4 Enterprise Court - Workshop / Industrial Unit
Enterprise Court, Queens Meadow Business Park, Hartlepool TS25 2FE

CONNECT NORTH EAST
PROPERTY
01642 602001

LOCATION / DESCRIPTION

Queens Meadow Business Park extends to some 65 hectares (160 acres) and is already home to modern high class business units as well as the UKSE Innovation Centre providing managed accommodation for new start-up businesses. The Business Park provides an accessible and attractive landscaped setting for a range of occupiers. The park is also part of the Tees Valley Enterprise Zone.

Enterprise Court is a development by the Homes England comprising of 21 workshops/industrial units, each incorporating office, WC and kitchen facilities. The units are arranged over three terraces, with each unit having the benefit of parking and loading areas. Enterprise Court is set within a pleasant landscaped environment with estate security provided by a CCTV camera network.

Workshop

- Heating
- Kitchenette
- Concrete floor with power float finish
- Electrically Operated up and over loading door

Offices

- Carpeted office floors
- Double glazed windows
- Heating via gas boiler fed radiators
- Perimeter trunking with power and data points
- DDA compliant WC facility

ACCOMMODATION

Area 106 m² (1,142 sq ft)

TERMS

The units are available on effective internal repairing leases at a commencing rental of £857 plus vat per month.

SERVICE CHARGE

There is a service charge for the maintenance and upkeep of common areas including the roof which is currently running at approx. £108 per month plus vat and is subject to annual review and year end reconciliation.

PLANNING

All of the units benefit from a Class 'E' planning consent (Formerly B1).

BUSINESS RATES

We are advised the premise is assessed for Rating purposes at £8,100. We recommend interested parties contact the Local Rating Authority directly to determine rates payable.

ENERGY PERFORMANCE CERTIFICATE

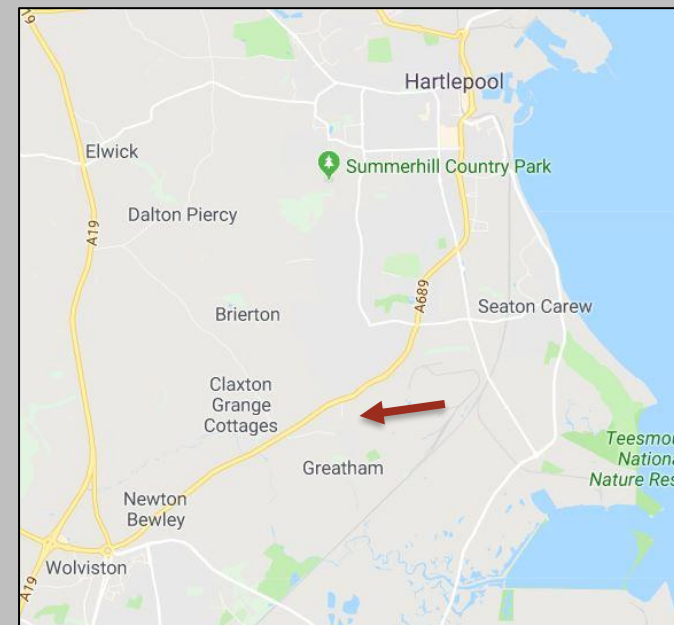
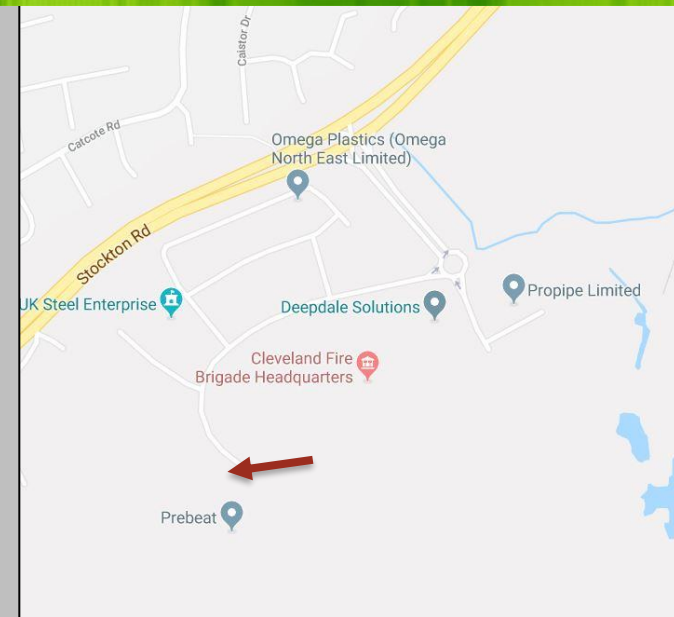
The EPC Rating is B (35)

VIEWING

Strictly through the agents Connect Property North East

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Email: tim@cpne.co.uk



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