



FOR SALE / TO LET

Detached Office with Land

9 Byland Way, Belasis Business Park, Billingham, Stockton on Tees TS23 4ED

- Self-Contained Office
- Easy Access to A19(T)
- Generous Parking Provision (approx. 153 vehicles)
- On-site Café
- Manned Overnight Site Security
- Parkland Setting
- **Approx. 0.9 Ha (2.36 Acre) Site Area**
- **Approx. 1,702 m² (18,321 sq ft)**

Contact: Tim Carter

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Connect Property North East

4 Halegrove Court

Cygnets Drive

Preston Farm Business Park

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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 has recently been 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 included for approx. 153 vehicles.

ACCOMMODATION

We are advised that the premises provide the following approximate areas:

Ground Floor Office	1,493 m ² (16,071 sq ft)
First Floor Office	209 m ² (2,250 sq ft)
Total	1,702 m² (18,321 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 with an asking rent of £11 per sq ft per annum plus vat.

Alternatively available to purchase with offers invited in the region of £1,600,000 plus vat.

BUSINESS RATES

From our enquiries with the Local Rating Authority we understand the proposed rating assessment form April 1st 2026 is £125,000.

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

ENERGY PERFORMANCE CERTIFICATE

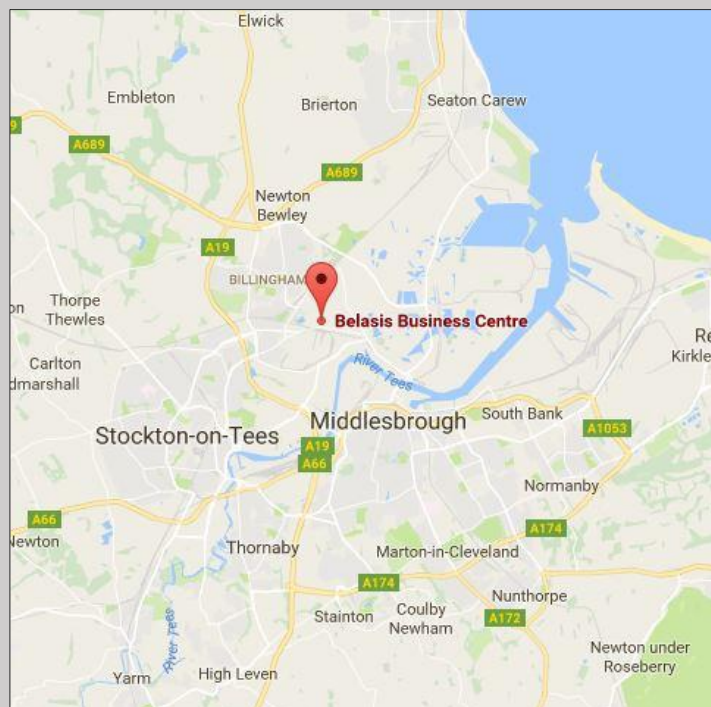
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VIEWING

Strictly through the agents Connect Property North East:

Tim Carter ddl: 01642 704930

Email: tim@cpne.co.uk



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