

TO LET – Modern Offices with Parking

**Scotswood House, Teesdale South Business
Park, Stockton on Tees, TS17 6SB**

Suites from 1,394 – 5,000sq.ft. (can be combined for larger requirements)

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SITUATION/LOCATION

Teesdale South Business Park is one of Teesside's premier offices locations situated on the banks of the River Tees with extensive waterside views approximately 1.5 miles from Stockton town centre. Teesdale South incorporates a diverse variety of established occupiers and benefits from great public transport links being approximately 400m from Thornaby Railway Station. The location lies adjacent to the A66(T) which in turn provides access to the A19 and A1(M) across the region. Scotswood House lies approximately 4 miles west of Middlesbrough and 12 miles east of Darlington.

DESCRIPTION

Four storey detached office constructed circa 2000 providing versatile office accommodation that can be tailored to suit individual requirement. Each floor is served with male, female and disabled wcs. There is a passenger lift. Specification includes:

- Ample on site parking
- Gas fired central heating
- Suspended ceilings with integrated lighting
- Air conditioning (in parts)
- DDA / Equality Act compliance

TENURE

Leasehold

LEASE TERMS

A new lease is available drawn on standard full repairing and insuring terms for a term of years to be agreed. Quoting rents £10psf.

ACCOMMODATION

Available suites:-

Ground Floor	464.64sq.m.	5,000sq.ft.
Second Floor 1	223.05sq.m.	2,400sq.ft.
Second Floor 2	129.55sq.m.	1,394sq.ft.

RATEABLE VALUE

We have obtained the following from the VOA website. Interested parties should qualify the incidence of business rates with interested parties.

Ground Floor:	£43,750
Second Floor 1:	£23,750
Second Floor 2:	£12,750

VAT

VAT is applicable to rents

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

C-51



18 St Cuthberts Way
Darlington,
County Durham
DL1 1GB
Telephone: 01325 466945

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