

To Let



Phoenix House

Surtees Business Park, Stockton-on-Tees, Durham, TS18 3HR

 **naylors**

To Let

Office Suites

5,000 – 11,000 Sq Ft
(464.5 – 1,021.9 Sq M)

- Purpose built modern office
- Open plan office areas
- Reception
- On site car park

Location

Standing in an established commercial environment, Surtees Business Park enjoys a strategic location adjacent to the A66 trunk road accessed from Bowesfield Lane.

The A66 provides a direct link to the A1(M) to the west and A19 to the East. The park is located within the Preston Farm area of Teesside and forms one of the main business locations for the Teesside conurbation, housing a number of local, national and international companies.

The location benefits from the nearby amenity provision at Teesside Retail Park providing a variety of retail and restaurants. The nearby David Lloyd club also provides gym and swimming pool facilities.

Frequent rail services to London, Leeds, York, Newcastle and Edinburgh are afforded via the main East Coast station at Darlington, approximately 15 miles away. Additionally, a range of domestic and international flights are available at Durham Tees Valley Airport 8 miles away.

Description

Each unit has the following specification:

- Purpose built modern office
- Powder coated cladding with double glazed window units
- Open plan office areas
- Raised access flooring
- Comfort cooling
- PIR lighting
- Passenger lift
- Shower facilities
- 2.7m floor to ceiling height
- Male, female & DDA WC facilities

Rent

£16.50 per square foot.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises the following areas:

Total: **11,000 sq ft** (1,021.9 sq m)

*The second floor can be split, offering suites from 5,000 sqft.

EPC

The property has a rating of D (770).

Rateable Value

We are advised that the suites will need to be reassessed for rating purposes. We recommend that interested parties contact the Local Rating Authority directly to determine the precise rates payable.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors on this basis and where silent, offers will be deemed net of VAT.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant(s).





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