

To Let



Infinity House

Surtees Business Park, Stockton on Tees, TS18 3HE

 **naylors**

To Let

First Floor Office Suite

3,283 Sq Ft (304.99 Sq M)

- Open plan first floor office.
- Includes kitchen and two small meeting rooms
- Reception
- On site car parking



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

Infinity House is located on Surtees Business Park which enjoys a strategic location adjacent to the A66 trunk road accessed from Bowesfield Lane. Infinity House benefits from the following specification as well as on site cafe and communal areas:

- Powder coated cladding with double-glazed window units
- Open plan office areas
- Raised Access Flooring
- Comfort Cooling
- Two Glazed Meeting Rooms
- Kitchen

Description Cont.

- Passenger Lift
- PIR Lighting
- 2.7m Floor to Ceiling Height
- Male, Female & DDA WC Facilities

Accommodation

The property comprises the following area:

3,283 Sq Ft (304.99 Sq M)

Rent

£16.00 per sq ft.

Service Charge

£4.21 per sq ft.

Building Insurance

£0.25p per sq ft.

EPC

The property has a rating of D(77).

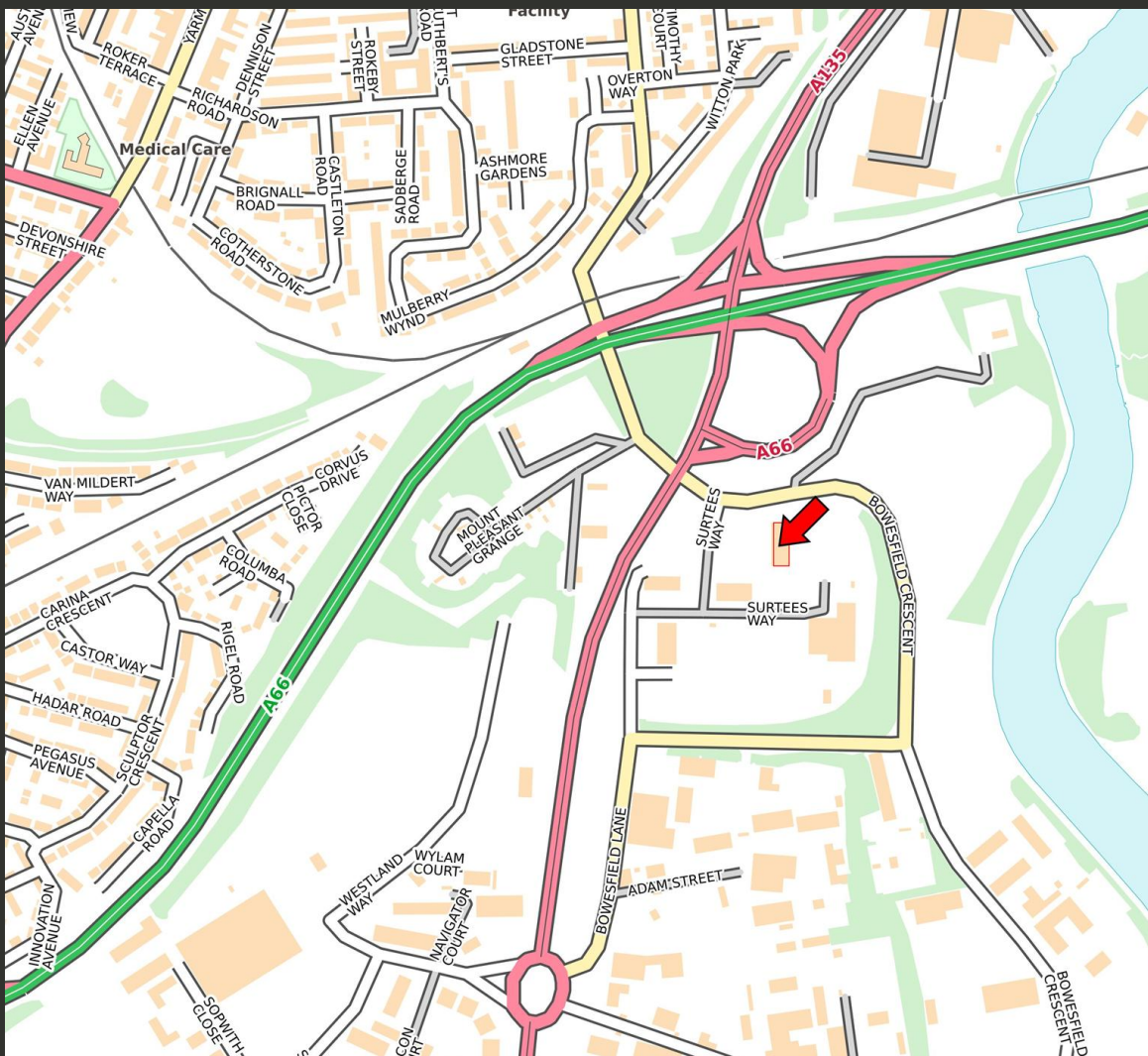
Rateable Value

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.





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VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's 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).

For more information please contact

Jessica Ross

E: jessicaross@naylor's.co.uk

DD: 07702528881

Ellie Combe

E: elliecombe@naylor's.co.uk

DD: 07544655575



Naylor's

Second Floor

One Strawberry Lane

Newcastle upon Tyne NE1 4BX

T: +44 (0)191 232 7030

naylor's.co.uk