

HOLLIDAY BUILDING



FOR SALE

Queens Campus, Stockton-on-Tees TS17 6BH



ON BEHALF OF DURHAM UNIVERSITY



FOR SALE Two Storey Purpose Built Teaching and Office Facility



DESCRIPTION

The Holliday Building

The Holliday Building is located next to the main entrance of the Queens Campus located on Teesdale Business Park in Stockton on Tees.

The Property comprises of six interlinked wings arranged over ground and first floor, totalling approximately gross internal area of 7,759 sq m (83,518 sq ft).

The property was constructed in 1992 and comprises a two storey building of steel frame and blockwork construction with pitched metal sheet profile clad roof. The building was developed with three wings leading off a central core block.



Teaching Room



Kitchen and Servery



On of two Laboratories

Internally the ground floor main wing provides eight lecture rooms off the main concourse. The opposite wing provides 11 teaching rooms and two wet lab facilities. The final wing provides kitchen and servery together with large dining room facilities over looking the river Tees.

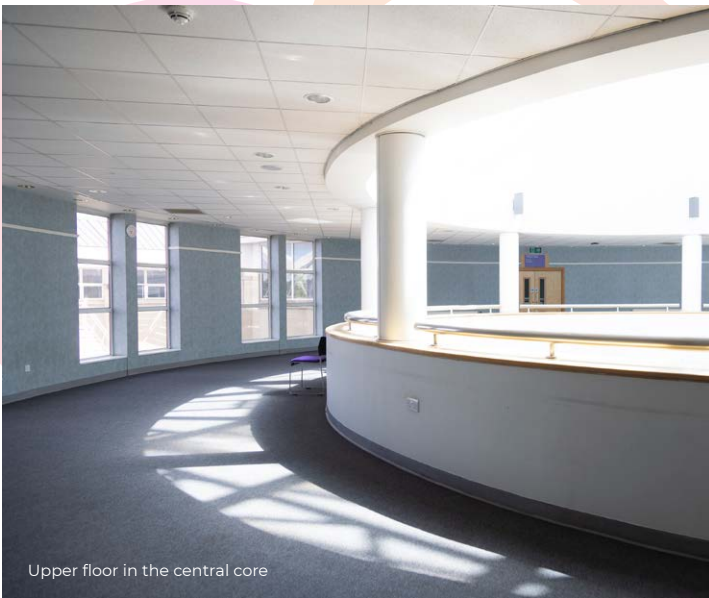
The first floor is fitted out as teaching rooms and offices.

The site benefits from extensive landscaping, 24-hour CCTV security system with a management control centre and Building Management Systems (BMS) linked to an on-site management centre.

Entrance to the Holliday Building



A view of the building from the North Bank



Upper floor in the central core



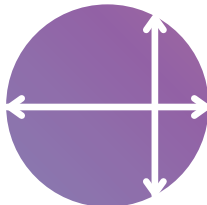
Teaching Room



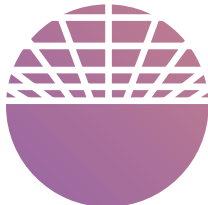
Centre Core Glass Dome

SPECIFICATION

The building benefits from the following specification:



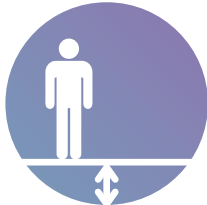
Flexible, open plan floor plates with only a single set of columns



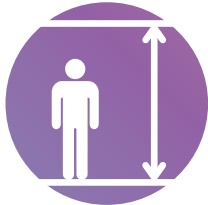
LG3 Category 2 complaint lighting integrated with suspended metal tile ceiling.



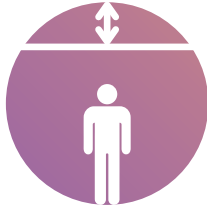
Four pipe fan coil air-conditioning



Full access raised floor of 200mm



Finished floor to ceiling height 2.7m



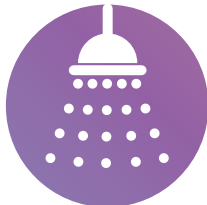
Ceiling void Ground floor 1.2m, First floor 1.4m



Two passenger lifts (1 x 13 person and 1 x 26 person)



Separate Male, Female and disabled WCs



Shower facilities



EPC rating of D:81

LOCATION

Stockton-on-Tees is located approximately 250 miles north of London, 40 miles south of Newcastle and 60 miles north of Leeds.

Stockton forms part of the Teesside conurbation and lies 4 miles to the west of Middlesbrough and 9 miles to the east of Darlington.

The town has a population of 85,000 with an estimated 200,000 people living in the wider area.

Holliday Building is situated on the south bank of the River Tees on Teesdale Business Park, Tees Valley's premier office location. The property is located in close proximity to Stockton town centre. Teesdale Park is accessed via the A66 and A19 trunk roads, with Teesside International Airport approximately 9 miles south west on the A66.

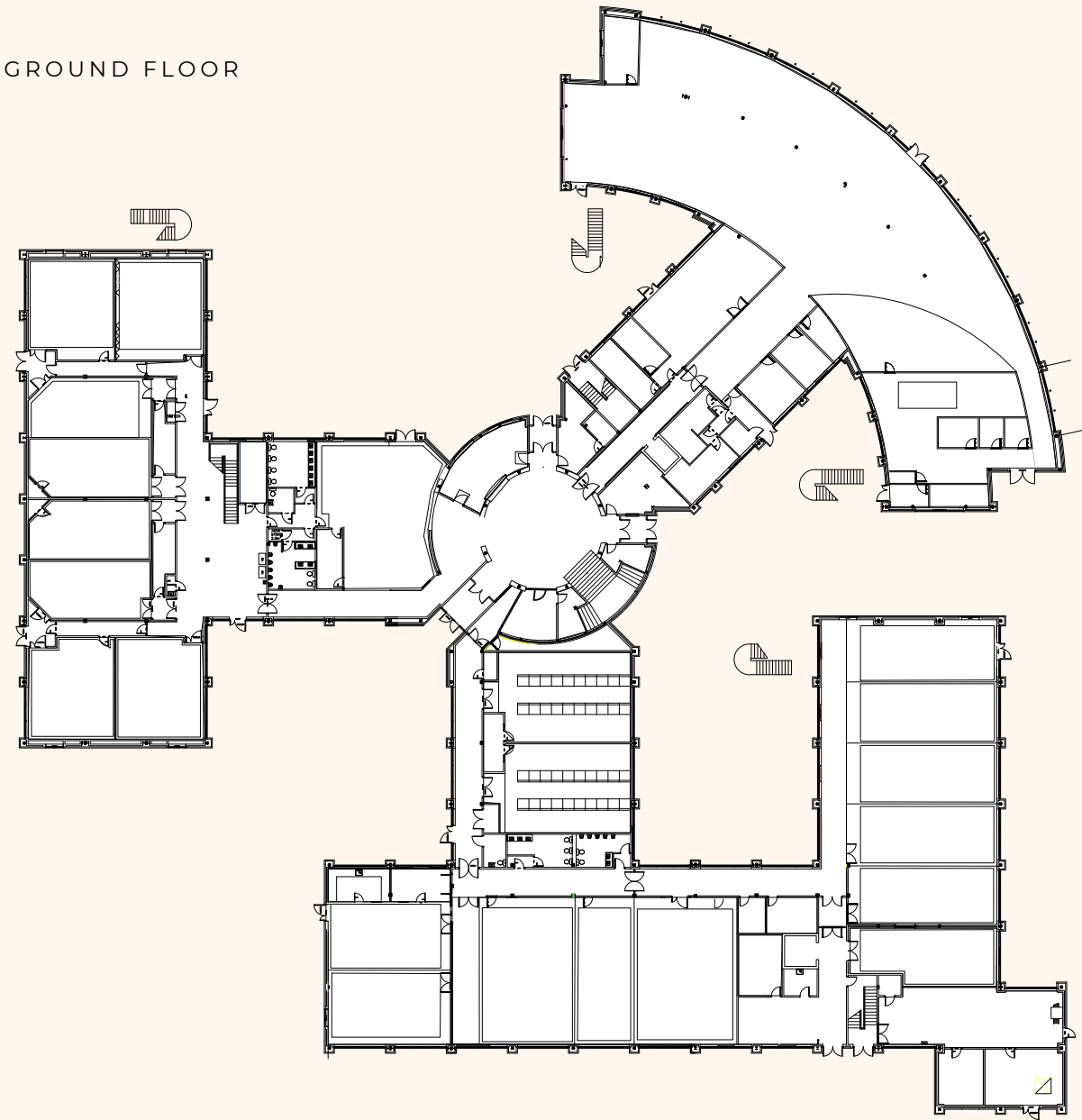


Finkle Street, part of the historic old district of Stockton on Tees

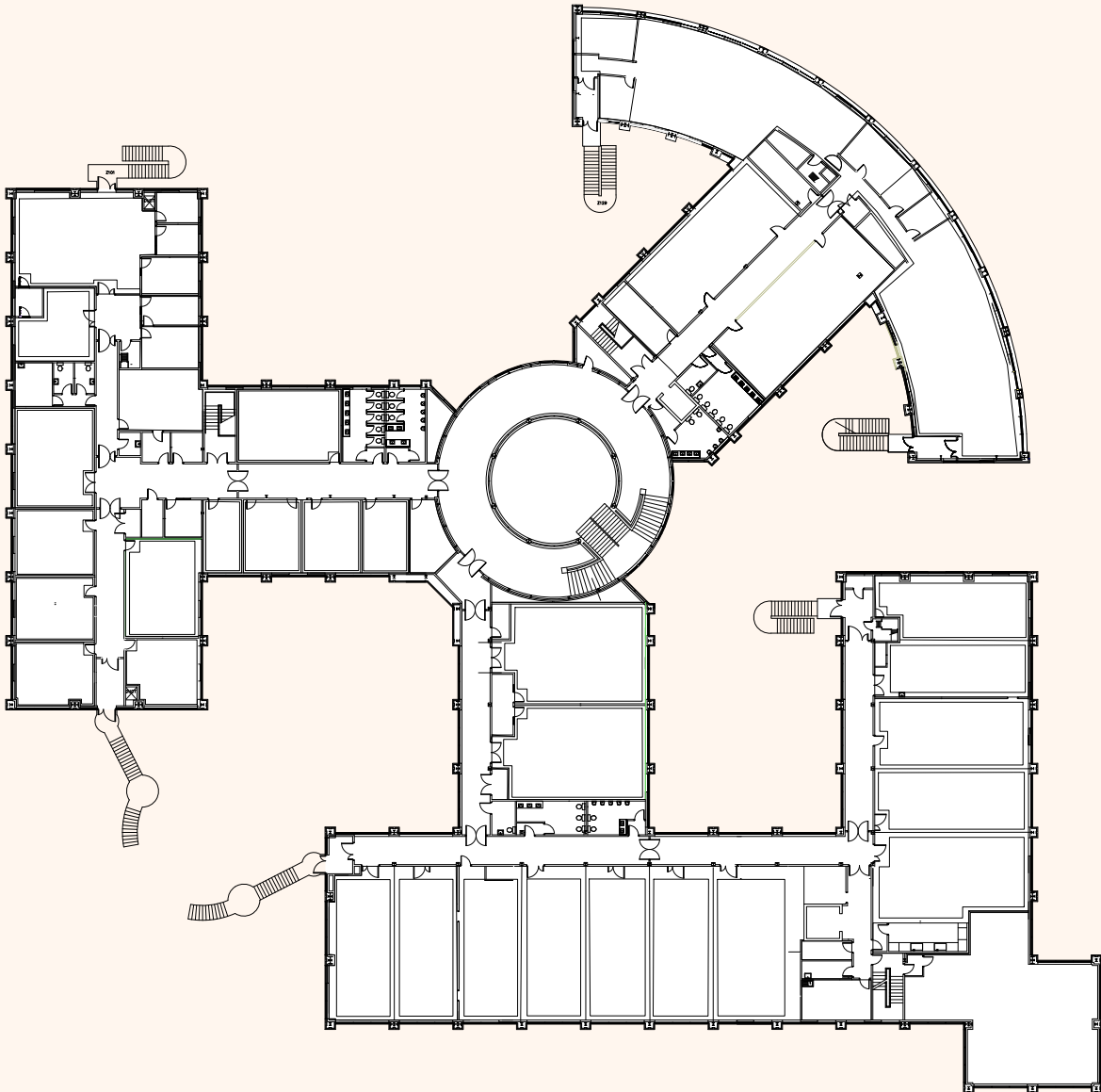


The Infinity Bridge connecting the town with the university

GROUND FLOOR



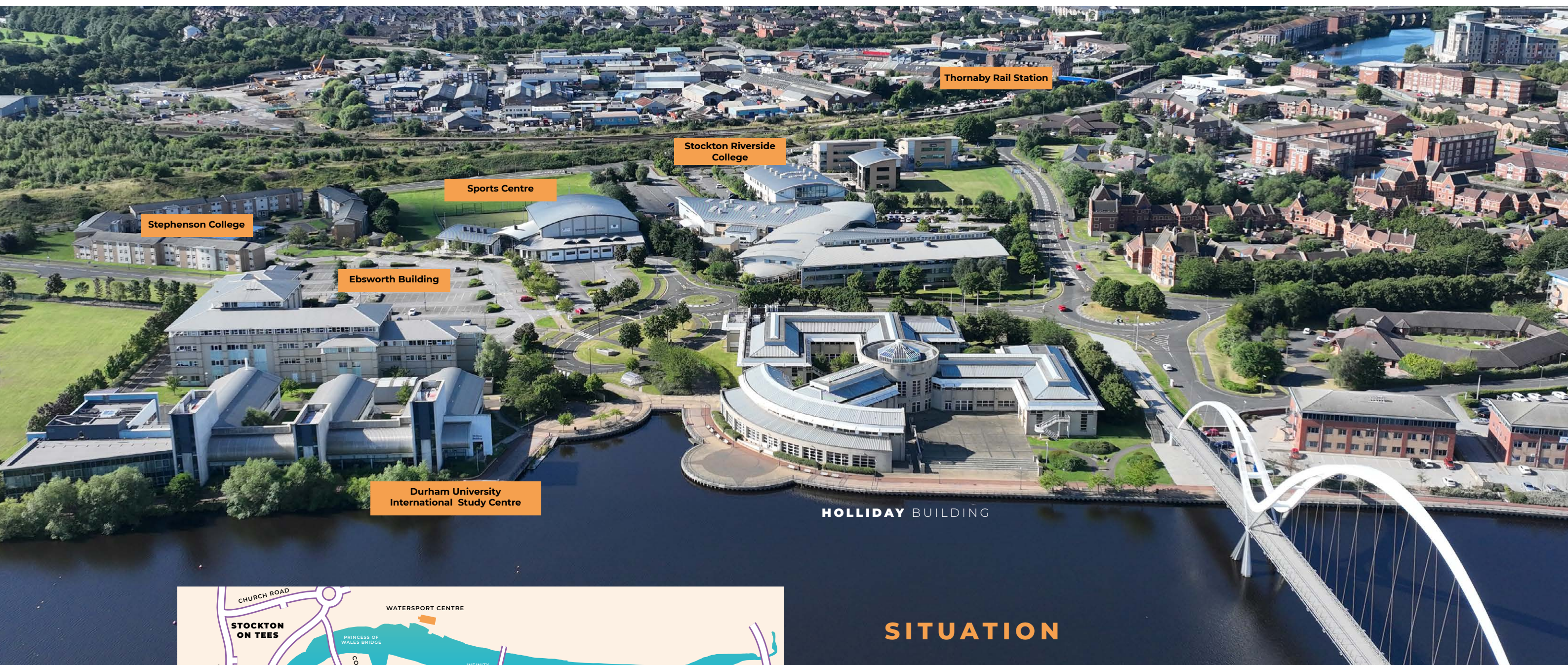
FIRST FLOOR



FLOOR AREAS

The property provides the following floor areas:

	GROSS INTERNAL AREA		NET INTERNAL AREA	
	SQ M	(SQ FT)	SQ M	(SQ FT)
Ground Floor	4,233.71	(45,571)	3,875.43	(41,714)
First Floor	3,525.44	(37,947)	3,126.43	(33,652)
Total	7,759.15	(83,518)	7,001.86	(75,366)



SITUATION

Queens's Campus is home to Durham University International Study Centre dedicated for international students providing a foundation year for English language training in order to progress to undergraduate degree courses at Durham University.

The adjacent Ebsworth Building provides study space, library and café facilities while opposite Holliday, the Sports Centre provides a fully equipped gym and sports hall including dedicated external football pitch.

The site current accommodates 660 students.

COMMUNICATIONS

TENURE



ROAD

Transport communications are excellent with Stockton having easy access to the A19 off the A66 trunk road which in turn provides links to the A1(M) providing direct access to the main north east conurbations and connects the North East region to London.



RAIL

Access to the East Coast mainline is provided by the main railway station at Darlington, with a travel time to London of 2 hours and 20 minutes and 2 hours to Edinburgh Waverley.



AIR

Good access to both Teesside International Airport and Newcastle International Airport that offers scheduled services to a number of UK and international destinations.

Driving Times:

Middlesbrough	10 mins
Sunderland	43 mins
Newcastle upon Tyne	54 mins
Leeds	1 hour 29 mins
Durham Tees Valley Airport	21 mins
Newcastle Airport	1 hour
Durham Railway Station	40 mins



The property is held freehold.
The property sits on a
3.1 acres (1.25 hectares) site.

PROPOSAL

We are instructed to seek offers
in excess of **£3,000,000 for the freehold interest**,
subject to contract and exclusive to VAT.

VAT

All figures within these terms are
exclusive of VAT where chargeable.

EPC

D:81. Full certificate available
on request.

VIEWING

Viewing is strictly via prior appointment via sole agents

**Lambert
Smith
Hampton**

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