



Unit 12 and 13, Usworth Enterprise Park, Usworth Enterprise Park, Hartlepool, TS25 1PD

First Floor Office Accommodation Available To Let From £600 pcm.

- Flexible office configurations
- On-site parking available
- Cost-effective, all-inclusive service charge
- Additional ground floor space included (subject to terms)
- Professional business environment
- Close proximity to Hartlepool town centre, local amenities, and public transport links

Summary

Available Size	625 to 1,250 sq ft
Rent	£600 - £1,200 per month
Rates Payable	£2,376 per annum
Rateable Value	£5,500
Service Charge	£40 per month
Legal Fees	Ingoing tenant is liable for both parties legal costs
EPC Rating	B

Description

An excellent opportunity to lease high-quality, first-floor office accommodation within the well-established Usworth Enterprise Centre in Hartlepool. The space is ideal for small to growing businesses seeking a professional environment with flexible expansion options.

The available accommodation comprises a well-presented first-floor office suite extending to approximately 625 sq ft, suitable for a range of professional uses. There is also the option to lease the adjoining office, which when combined provides a larger suite of approximately 1,300 sq ft, ideal for expanding businesses requiring additional workspace.

For occupiers taking both suites, there is the added benefit of access to additional ground floor office space, offering further flexibility for meetings, breakout areas, or storage requirements.

The single first-floor suite of approximately 625 sq ft is available at a rent of £600 per calendar month, subject to a £40 monthly service charge. Alternatively, the combined suites extending to over 1,300 sq ft are available at a rent of £1,200 per calendar month, with a £80 monthly service charge. The service charge includes the cost of building insurance as well as maintenance and upkeep of the common areas.

Location

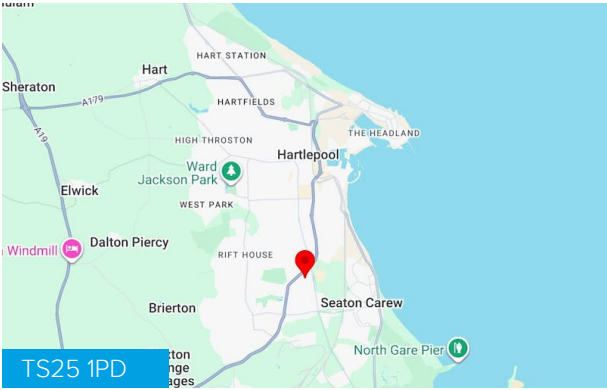
Situated within the popular Usworth Enterprise Centre, the property benefits from a strategic position in Hartlepool—a thriving coastal town with a strong commercial presence.

The property enjoys excellent access to the nearby A19, providing direct connectivity to Teesside, Sunderland, Newcastle upon Tyne, York, and the wider North East region. It is also conveniently located close to Hartlepool town centre, offering easy access to local amenities and public transport links.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Unit 12	625	58.06	Available
1st - Unit 13	625	58.06	Available
Total	1,250	116.12	



Viewing & Further Information



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