

# TO LET

## PROPERTY SUMMARY

- High specification office building.
- Total accommodation – 14,303 sq. ft.
- Parking available



**Modern Offices**

**Westminster House, St Mark's Court, Stockton on Tees, TS17 6QP**



**Dodds Brown**  
Chartered Surveyors and Property Consultants

## Location

Westminster House is located in a prominent position on the Teesdale Business Park, a short walk from Stockton Town Centre and Thornaby Railway Station.

Teesdale Business Park is the premier office location within the Tees Valley with nearby occupiers including Endeavour Partnerships, Visualsoft and Barclaycard.

## Description

The office accommodation is of the highest specification and includes the following features:

- Air conditioning
- Impressive glazed entrance foyer
- CAT II lighting
- Car parking with barrier control
- Full access raised floors
- Intercom Entrance System.
- Available as a whole or as two separate suites.

## Accommodation

Unit	m <sup>2</sup>	ft <sup>2</sup>
Ground floor west rear	221	2,382
Ground floor east	350	3,771
First floor	757	8,150
<b>Total</b>	<b>1,328</b>	<b>14,303</b>

## Rates

The valuation office website shows the following estimated 2023 rateable values:

- Ground floor west rear – £22,500 per annum
- Ground floor east - £34,500 per annum
- First floor - £73,000 per annum

The current UBR (Uniform Business Rate) is 49.9 pence in the pound for the 2023-2024 period. Enquiries regarding the actual amount payable should be directed to Stockton Borough Council on 01642 397108.

## Terms

The suite is available to let for a term of years to be agreed.

## Rental

Rental offers invited based on £16.00 per square foot

A service charge would also be payable.

## Energy Performance Certificate

This property has an energy assessment rating of D(89). A full copy of the EPC is available upon request.



## VAT

All offers where made silent of VAT, will be deemed to be exclusive thereof.

## Legal Costs

Each party to bear their own costs in connection with this transaction.

## Further Information

Strictly through the Sole Agents Dodds Brown.

 **Dodds Brown**  
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 www.doddsbrown.co.uk

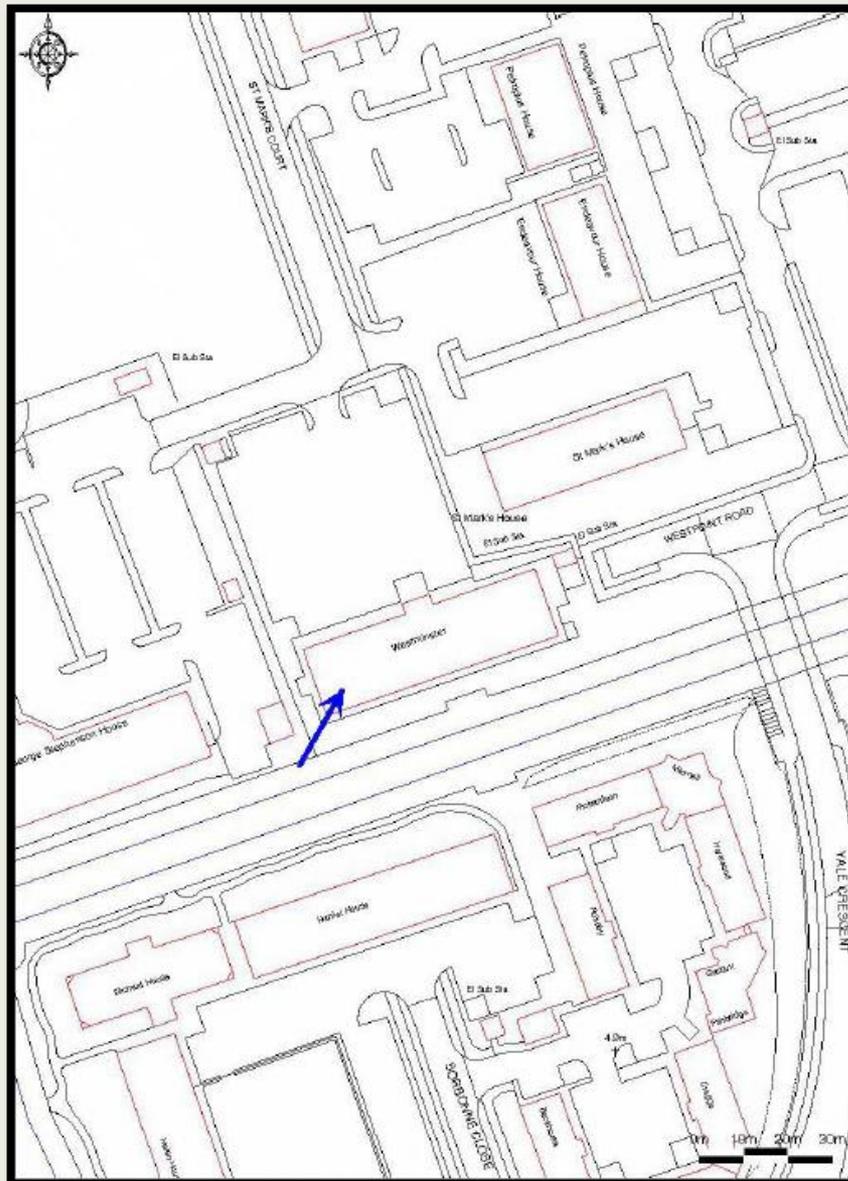
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