



FOR SALE

FOR SALE WITH VACANT POSSESSION
DUE TO RELOCATION
11,081 Sq Ft

- Prestigious office building
- Prominent location in Teesdale Business Park
- Ample on site car parking

**Robert House, Westpoint Road, Thornaby, Stockton-On-Tees,
TS17 6BA**

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Dodds Brown
Chartered Surveyors and Property Consultants

ROBERT HOUSE, WESTPOINT ROAD, THORNABY, STOCKTON-ON-TEES, TS17 6BA

Location

Robert House is situated on Westpoint Road within Teesdale Business Park, regarded as the premier business park in the Tees Valley employing around 5,000

Key occupiers on the estate include PX Group, Stockton Borough Council, Ward Hadaway, RazorBlue, Cubic, Santander and Durham University.

Thornaby Railway Station is less than a 5-minute walk from the property, providing regular services to Middlesbrough and Darlington

The property offers convenient access to Stockton with local amenities such as shops, cafés, and riverside walks all within walking distance.

Teesdale Business Park - Future Improvements

- Redevelopment of the basin site adjacent to Westminster House as a new medical school for Teesside University. It is expected that the development will incorporate amenities, such as retail and food and beverage and enhancements of the river frontage.

- Teesdale Business Park will be directly linked by footbridge to the new urban park being created as part of the Stockton town centre redevelopment and due for completion in Spring 2026.

- £150m has been allocated to build a new transport interchange including bus and rail station on the site of the existing Thornaby Train Station the closest to Teesdale Business Park providing greater connectivity to the park via public transport.

- Further plans to strengthen Teesdale Business Park as premier office location in the Tees Valley, include expansion of the park into the adjacent Tees Marshalling Yards and a focus on driving growth through innovation in the health and safety sector.

Description

Robert House is modern purpose-built office building forming part of the established Teesdale Business Park development.

The property provides high-quality office accommodation arranged over four floors, designed with flexibility for both small and large occupiers.

The building features double-glazed windows and a pitched tiled roof.

The entrance lobby provides access to service core.

Internally, the specification typically includes:

- Access controlled entry
- Reception
- Suspended ceilings with recessed LED lighting
- Perimeter trunking for data and power
- Gas fired central heating and comfort cooling
- Lift and stair access to all floors
- Male, female WCs and shower facilities on each level
- Dedicated kitchen / breakout facilities

Externally, Robert House benefits from a dedicated car park providing generous on-site parking for staff and visitors, along with well-maintained landscaping.

Approximately 49 car parking spaces.

Floor plans available upon request.

Accommodation

	Sq Ft	Sq M
Ground floor	3,114	289.29
First floor	3,105.52	288.5
Second floor	3,145.24	292.19
Third floor	1,717.28	159.54
TOTAL	11,081	1,029.42

Business Rates

The valuation office website shows 2023 rateable values for the following floors:

Part Ground - £8,400
Part Ground - £21,000
First - £28,000
Second - £27,750
Third - £13,750

The current UBR (Uniform Business Rate) is 49.9 pence in the pound for the 2025-2026 period. Enquiries regarding the actual amount payable should be directed to Stockton Council on 01642 397108

Tenure

The property is held under the the freehold title CE138567

Energy Performance Certificate

A new EPC has been commissioned

VAT

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

Additional Information

Price

We have been instructed to seek offers based on £775,000.

Legal Costs

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

Viewing

Viewing is strictly by prior appointment please see the below contact details for further information.

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