

To Let

PROPERTY SUMMARY

- First floor office
- Newly Refurbished to Grade A standard.
- Prominent location on Teesdale Business Park
- Good access to the A19 and A66
- On-site car parking spaces
- Total accommodation - 3,272 sq. ft.
- EPC B Rated

Detached Office Building

First floor, 1 Massey Road, Teesdale Business Park, Stockton-on-Tees, TS17 6DY



Dodds Brown
Chartered Surveyors and Property Consultants

Location

The subject property is situated in a prominent corner position on Teesdale Business Park in Stockton-on-Tees, the Tees Valley's premier business location. Nearby occupiers include Stockton Borough Council, Cubic, Visualsoft, Razor Blue, PX Group, Johnson Matthey, Stockton Riverside College and Durham University.

The rear of property overlooks the canal footpath and cycle route.

Stockton town centre is within walking distance and is accessed via the pedestrian footbridge over the River Tees.

Thornaby station is within a 5 minute walk and the road network gives easy access to the A66 and A19.

Description

The property comprises a self-contained detached office building constructed in the late 1980's. The building is of steel frame construction with cavity brick / block elevations under a pitched roof.

Internally the property has undergone a recent high quality refurbishment and fit out.

The first floor provides a generous open plan office area with 3 individual offices and a kitchen/break out area.

Externally there is a parking provision. Additional overflow parking will be available at the adjacent Boaz House on a pay and display basis.

Accommodation

Unit	m ²	ft ²
Ground floor	Mercury Wealth Management Ltd	
First floor	304	3,272
TOTAL NIA	304	3,272

Business Rates

The valuation office shows a 2023 rateable value of £52,500 per annum.

The first floor is to be re-assessed. Estimated business rates are £28,665 per annum.

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

Terms

The property is available by way of a full repairing and insuring lease.

Rental offers are invited based on £58,896 per annum.

Service Charge

The lease contains a provision to pay a service charge contribution to the common parts of the estate.

Energy Performance Certificate

The property has an EPC rating of B(36). A full version of the EPC is available upon request.

VAT

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

Legal Costs

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

Anti Money Laundering Regulations

In accordance with HMRC anti-money laundering regulations, two forms of identification will be required from the successful tenant

Further Information and viewings

Strictly through the sole Agents Dodds Brown

 Dodds Brown

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www.doddsbrown.co.uk

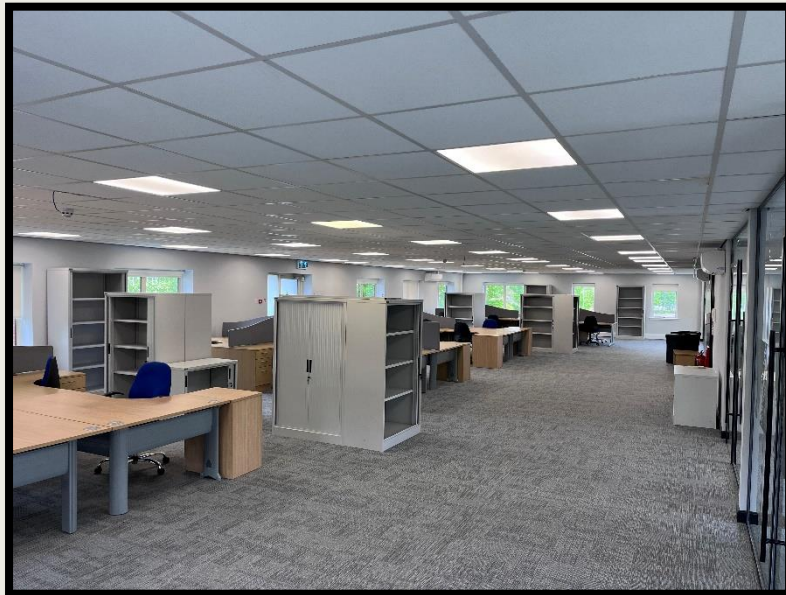
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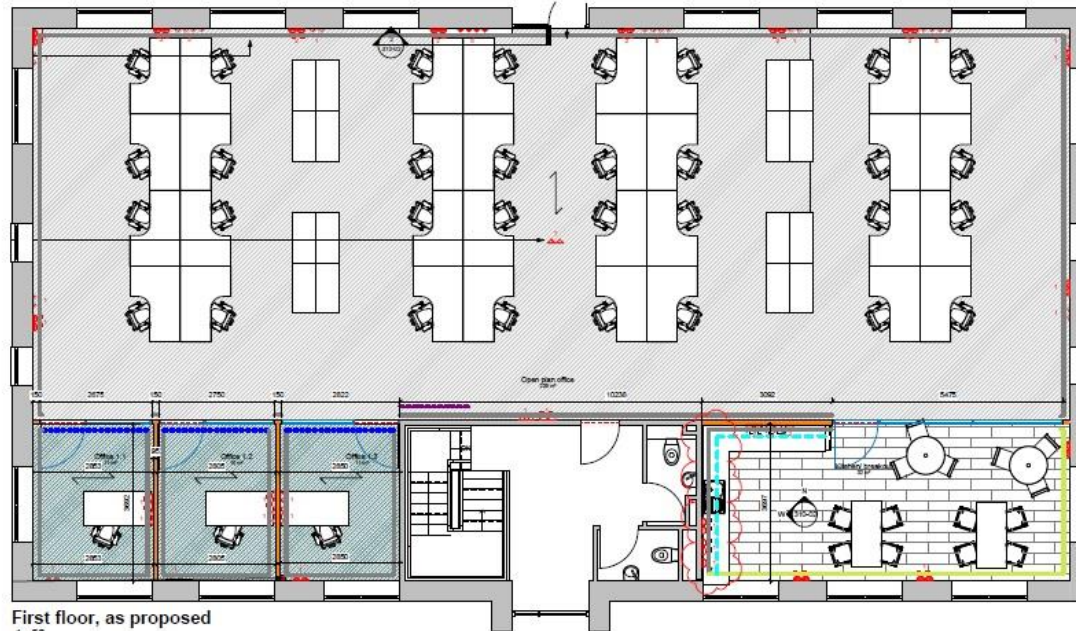
First floor, 1 Massey Road, Thornaby, Stockton on Tees, TS17 6DY



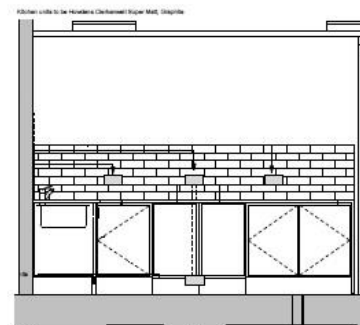
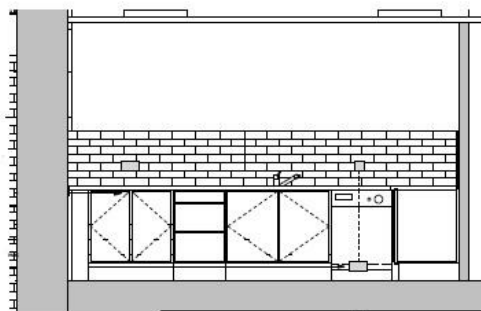
First floor, 1 Massey Road, Thornaby, Stockton on Tees, TS17 6DY



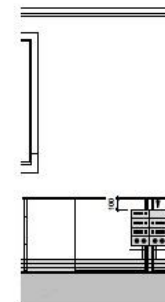
First floor, 1 Massey Road, Thornaby, Stockton on Tees, TS17 6DY



First floor, as proposed
1:50



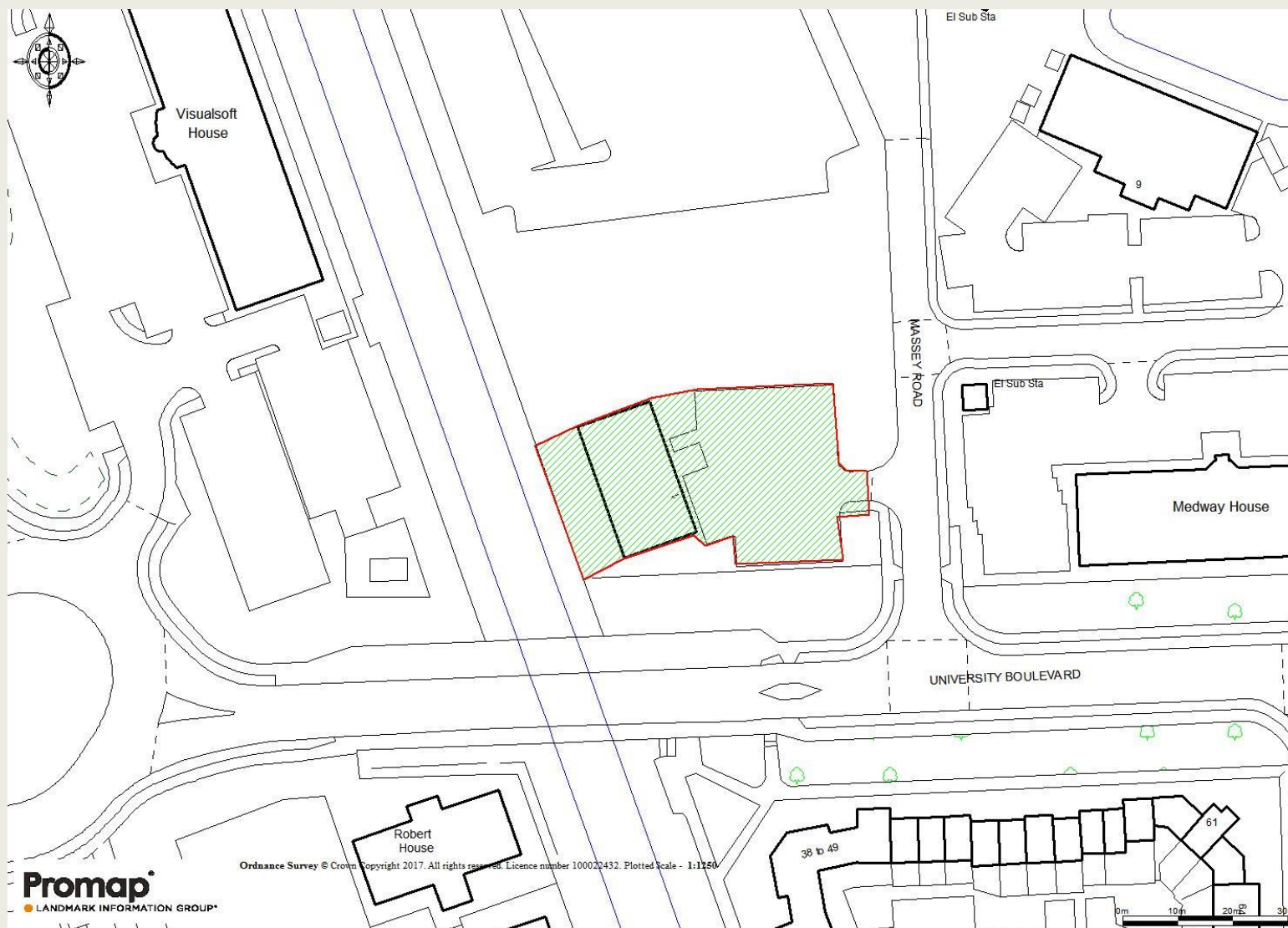
Kitchen elevation north, as proposed
1:20



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