



# CAVENDISH HOUSE

**Newly refurbished**

**Grade A Riverside offices**

Second floor south wing and third floor south wing  
7,118 sq ft to 15,277 sq ft

Prince's Wharf, Teesdale Business Park, Stockton-on-Tees, TS17 6QY





[CLICK HERE](#)

## DESCRIPTION

Cavendish House was completed in 2002 and comprises a modern four storey open plan office building with a full height glazed entrance atrium.

The building has an "L" shaped design to maximise the benefits of the river and canal frontages and provides some of the best office accommodation in the Tees Valley.

Current occupiers include, Cubic Transportation Systems Limited, Unitel Direct Limited and GMI Construction Group plc

Extensively refurbished in 2023, Cavendish House provides an exceptional working environment to suit current occupiers requirements.

The refurbishment incorporates a contemporary reception area, break out areas to each floor, new showers, secure cycle storage, new VRF air conditioning and EV charging points.





## SPECIFICATION



Raised access floors



Generous floor to ceiling heights



Suspended ceiling with LED lighting



VRF aircon



Full height glazed entrance and reception area



Two 10-person 800kg OTIS passenger lifts



Generous on site parking ratio



EV charging



Secure cycle parking



Male and female toilets on every floor



New showers



Concierge service



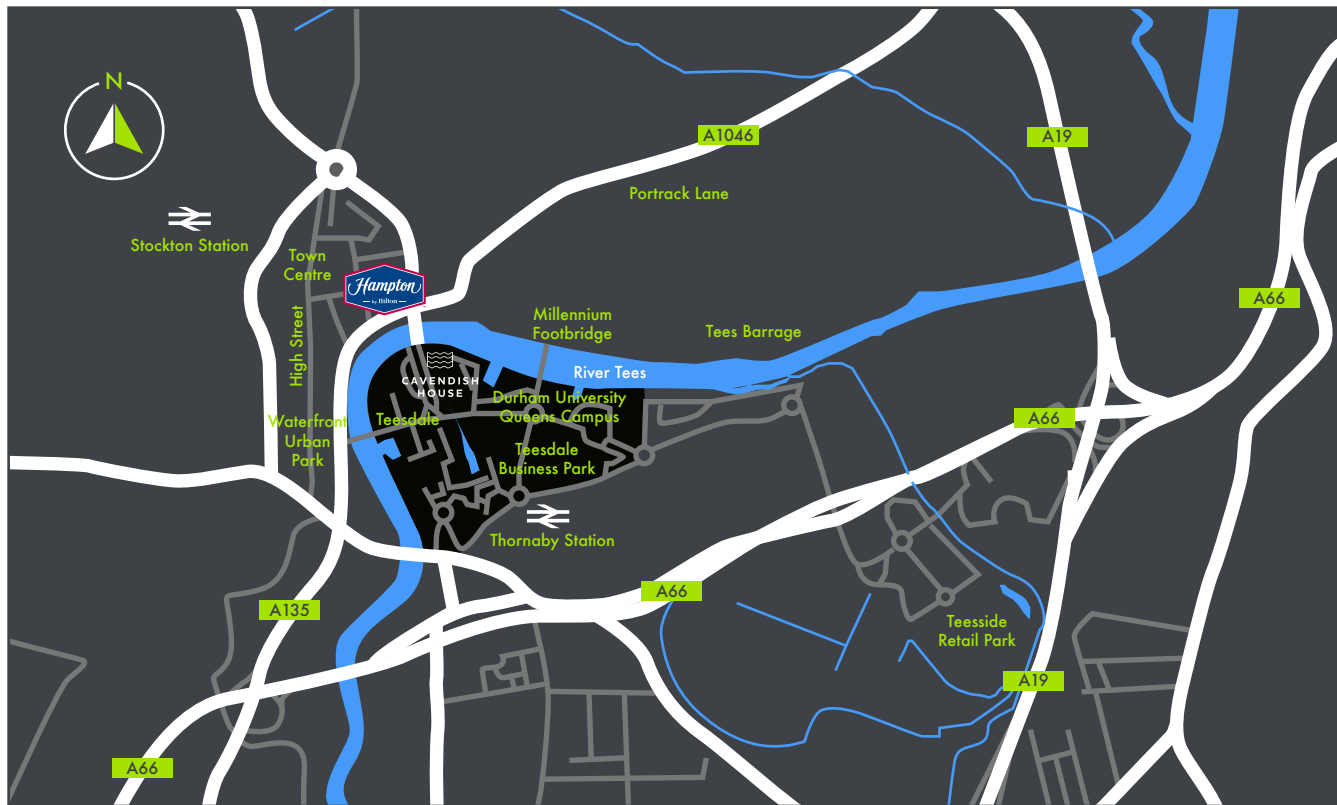
Access to riverside walkways and cycle paths



EPC

The property has an rating of B making it one of the most efficient buildings in the region, a copy of which is available upon request





## LOCATION

Cavendish House is located on **Teesdale Business Park**, regarded as the premiere business park in the Tees Valley employing around **5,000 people**. Key occupiers include **Visualsoft, Stockton Borough Council, Endeavour Partnership, Razor Blue, Atkins, Santander, PX Group, Durham University**

Cavendish House occupies one of the best aspects in the development, with stunning views over the **River Tees** towards the barrage. It is positioned adjacent to the **Princess of Wales Bridge** linking the park with **Stockton town centre** and the new **Hampton by Hilton Hotel**.

The park has easy access to the **A66** and **A19** and is served by **Thornaby rail station**



	Drive time	Train time
Middlesbrough	10 min	7 min
Darlington	24 min	22 min
Newcastle upon Tyne	50 min	57 min
Leeds	1 hr 35 min	1 hr 30 min
London	4 hr 36 min	3 hr
Edinburgh	3 hr	2 hr 30 min
Teesside International Airport	20 min	-











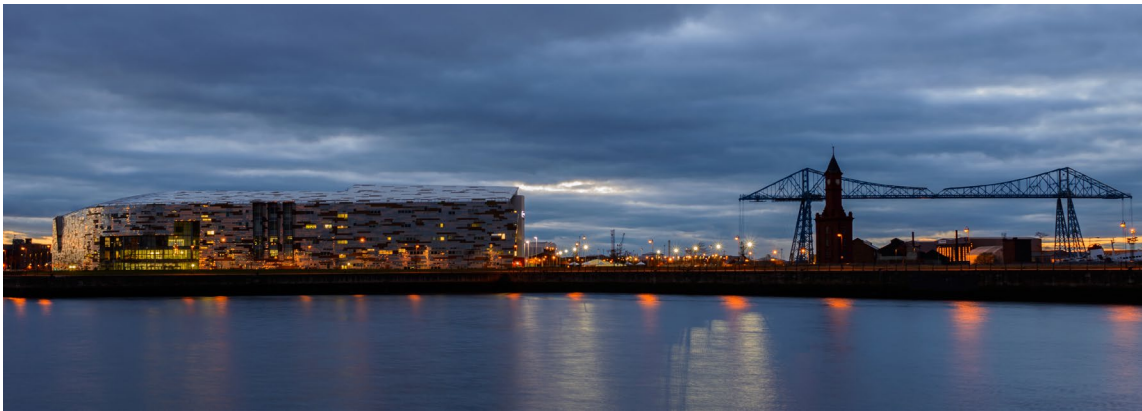
# TEES VALLEY

Tees Valley is a leading destination for manufacturing, process and energy companies, with strengths in the digital, life sciences and professional services sectors and has many advantages over other areas that attract big businesses.

The region is fast becoming a leader in low carbon and offshore technologies, with major infrastructure projects taking place on Teesworks – the UK’s largest and most connected industrial zone and the heart of the Teesside Freeport.

Tees Valley Combined Authority can provide a wide range of support to business.

[Teesvalley-ca.gov.uk](https://teesvalley-ca.gov.uk)







# STOCKTON-ON-TEES

Stockton-on-Tees is strategically located at the heart of the Tees Valley and a great place to locate and grow a business, with a highly skilled workforce, a great quality of life and wide range of support for business.

The forward thinking local authority is currently embarking on an ambitious transformation and re-purposing of the town centre, providing a new urban waterfront park for residents and visitors.

For further information

**Invest**

**Stockton  
on-Tees.**

[Investstocktonontees.co.uk](http://Investstocktonontees.co.uk)



Globe Theatre



Green Dragon Yard



Waterfront Urban Park









## ACCOMMODATION

Second Floor (south wing)	8,159 sq ft	(758 sq m)
Third Floor (south wing)	7,118 sq ft	(661 sq m)
Total	15,277 sq ft	(1,419 sq m)

## TERMS

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

Rent upon application.

## BUSINESS RATES

The Rateable Values assessments for the 2nd and 3rd floor are currently in the process of being split following the lettings of the western sides. The current assessments for the whole 2nd floor and the whole of the 3rd floor equate to £8.95 per sqft and £8.99 per sqft respectively.







# EXAMPLE FITOUT

## 2ND FLOOR



- KEY**
- 1 MEET & GREET
  - 2 SOFT SEATING AREA
  - 3 MEETING ROOM
  - 4 STORE CUPBOARD
  - 5 PRIVATE OFFICES
  - 6 PRINT HUB
  - 7 TEAPOINT/BREAKOUT AREA
  - 8 LOCKERS
  - 9 TOUCHDOWN AREA
  - 10 INFORMAL MEETING AREA



## FURTHER INFORMATION

For further information or to arrange a viewing please contact the joint agents:



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[www.doddsbrown.co.uk](http://www.doddsbrown.co.uk)

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