



# TO LET

## PROPERTY SUMMARY

- High spec office space over two buildings
- Various size office suites available
- Manned reception
- Tenants gym

## Office and Workshops

Hartlepool Innovation Centre, Queen's Meadow Business Park,  
Hartlepool, TS25 5TG



**Dodds Brown**  
Chartered Surveyors and Property Consultants

## Location

Hartlepool Innovation Centre is situated on Queens Meadow Business Park in a semi-rural location with easy access to the town's of Hartlepool, Billingham and Peterlee.

The centre benefits from excellent road communications via the A689, A19 and A66 and is about 30 minutes away from Durham Tees Valley airport and Darlington railway station.



## Description

The Hartlepool Innovation Centre has two purpose built hubs. Hub one and two contain a mix of various office sizes from 150 – 800 sq. ft.

Hub one houses three meeting rooms, post room, gym, shower and changing facilities, rest area and coffee shop.

Hub two is a modern building with three floors housing small and large offices with views across the building park.

The Innovation Centre boasts a manned reception to support tenants and high spec office space with superfast broadband.

## Specification

- Free secure parking
- 24 hour access / security
- Manned reception
- Meeting rooms with AV facilities
- Tenants gym
- Rest area
- Superfast broadband

## Accommodation

Unit	m <sup>2</sup>	ft <sup>2</sup>
Office space from	14	150
<b>TOTAL NIA</b>	<b>14</b>	<b>150</b>

## Availability

Please see the availability schedule.

## Rates

Please see the attached availability schedule.

The current UBR (Uniform Business Rate) is 49.0 pence in the pound for the 2016-2017 period. Enquiries regarding the actual amount payable should be directed to Stockton Council on 01642 397108.

## Terms

Easy in and easy out terms. Please contact us to discuss your requirements.

## Energy Performance Certificate

This property has an energy assessment rating of D(82). 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 legal costs in connection with this transaction.

## Further Information

Strictly through the Sole Agents Dodds Brown.



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## Hartlepool Innovation Centre, Queen's Meadow Business Park, Hartlepool, TS25 5TG

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