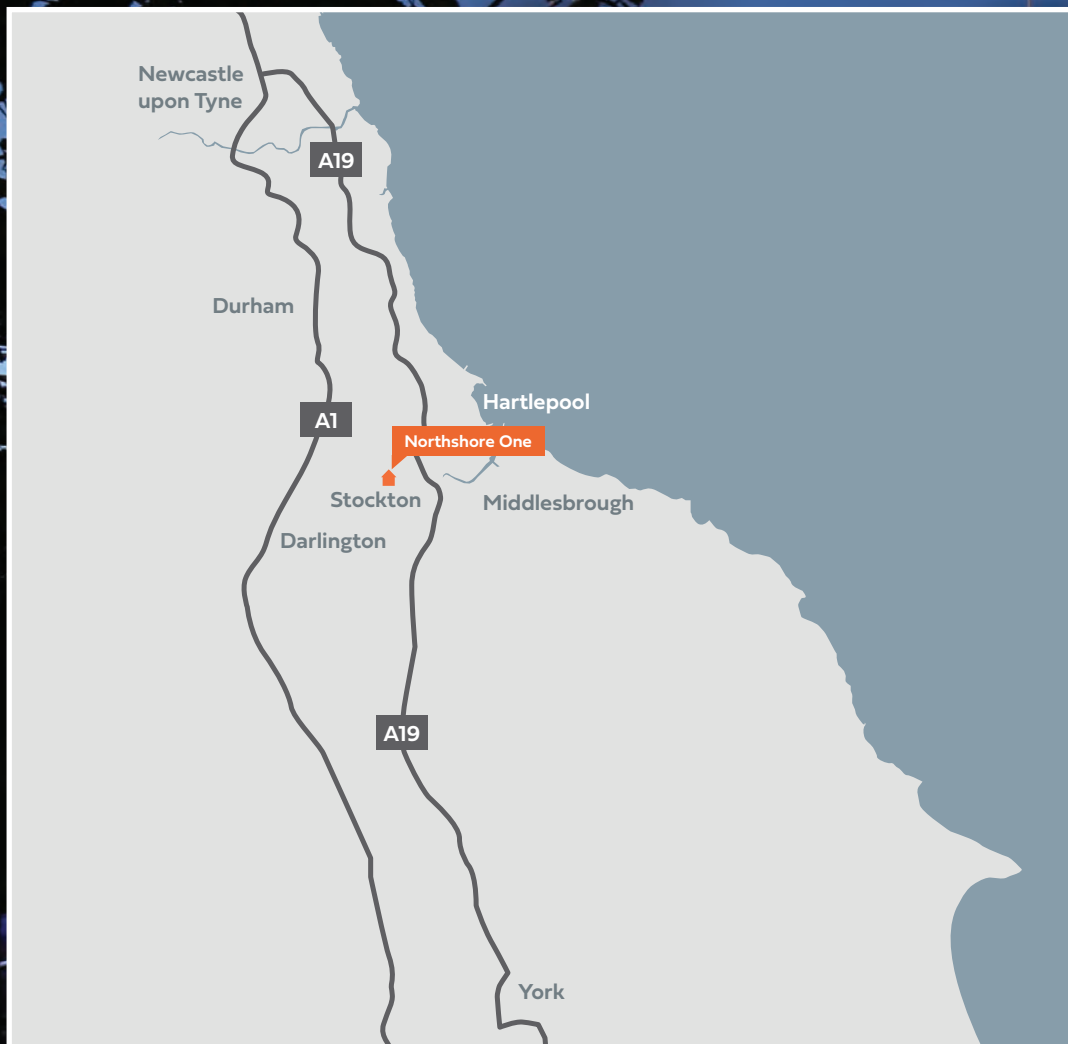
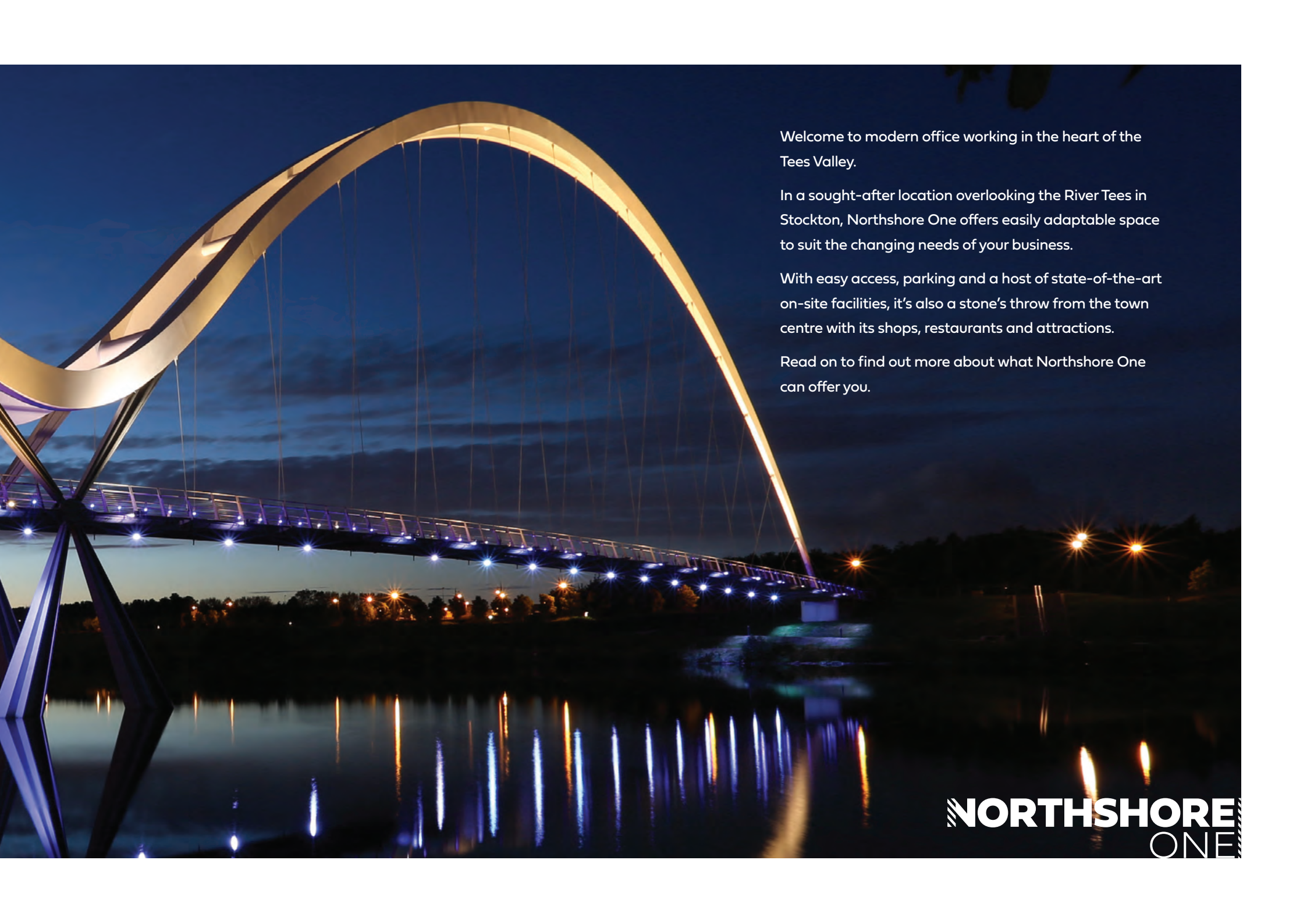


NORTHSHORE
ONE

TEES VALLEY'S
BUSINESS HUB





Welcome to modern office working in the heart of the Tees Valley.

In a sought-after location overlooking the River Tees in Stockton, Northshore One offers easily adaptable space to suit the changing needs of your business.

With easy access, parking and a host of state-of-the-art on-site facilities, it's also a stone's throw from the town centre with its shops, restaurants and attractions.

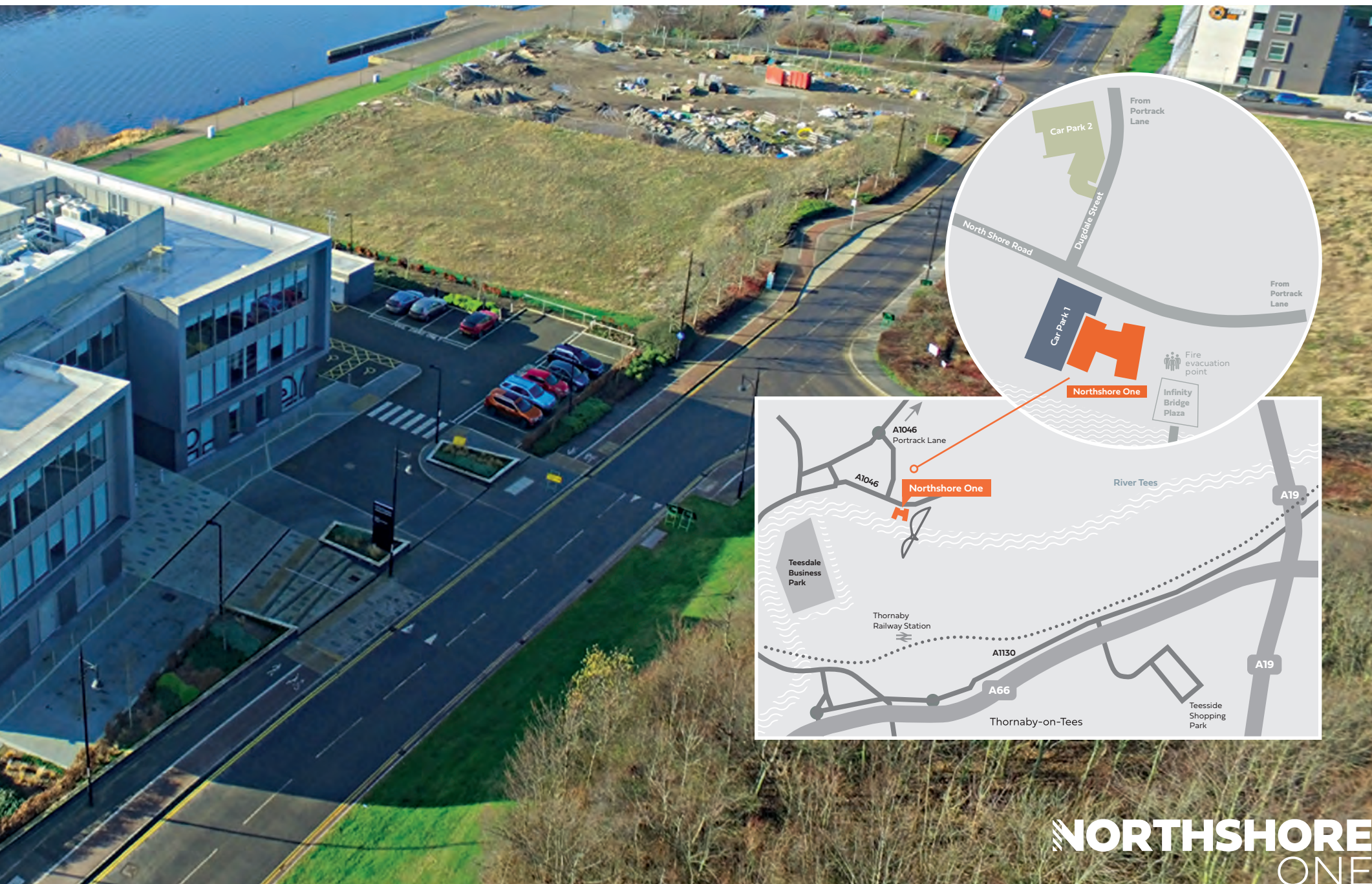
Read on to find out more about what Northshore One can offer you.

NORTHSHORE
ONE

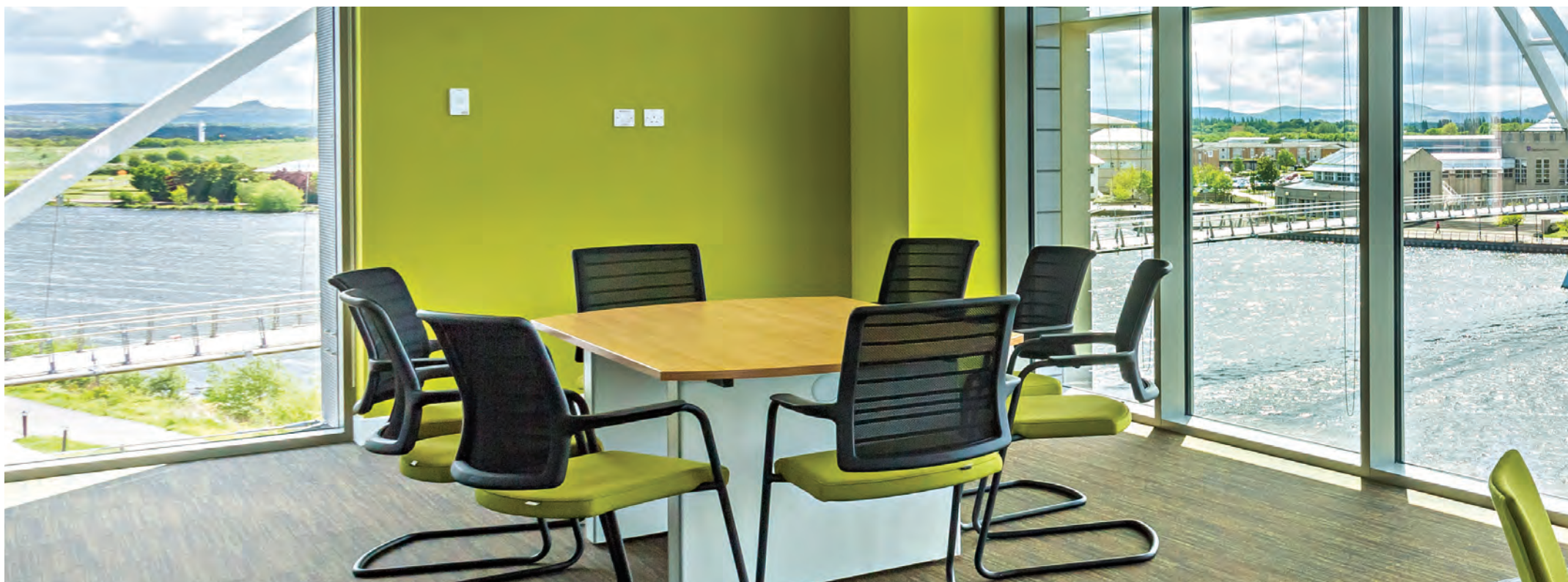
LOCATION

- Stunning elevated waterfront setting on the north bank of the River Tees within the Northshore mixed use regeneration site with views to Roseberry Topping
- Dedicated car park adjacent to the building of 35 spaces, plus a dedicated car park accessed off Dugdale Street of 80 spaces
- Good access to the A66 and A19 via the North Shore link road at the junction of the A1046 Portrack Lane and the A135 Riverside
- A 10 minute walk to Stockton town centre
- A range of riverside walks and cycle routes on the doorstep
- The site is linked to the Teesdale Business Park via the Millennium footbridge and the local cycle path network runs alongside the building
- Thornaby rail station less than a 10 minute walk with services to Newcastle, York, Manchester and London

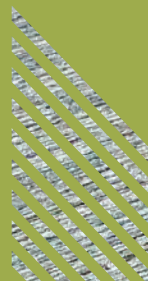




NORTHSHORE
ONE



- Spacious, bright and modern office space easily adaptable for fixed or agile working
- Completed in 2015, the building is arranged into 2 wings over 3 floors with a central atrium and provides a total of 43,000 sq ft
- Individual 5,000 sq ft units available, with the potential to split each into two units
- High environmental efficiency rating (BREEAM 'very good')
- Light and airy communal atrium area with river front views
- Tailored furniture packages available
- Flexible VRF HVAC system and a full raised access floor
- A dedicated AHU ventilation system with comfort cooling and space heating, including natural ventilation and underfloor heating to the communal areas
- Raised floor and generous floor to ceiling height of 2.75m





NORTHSHORE
ONE

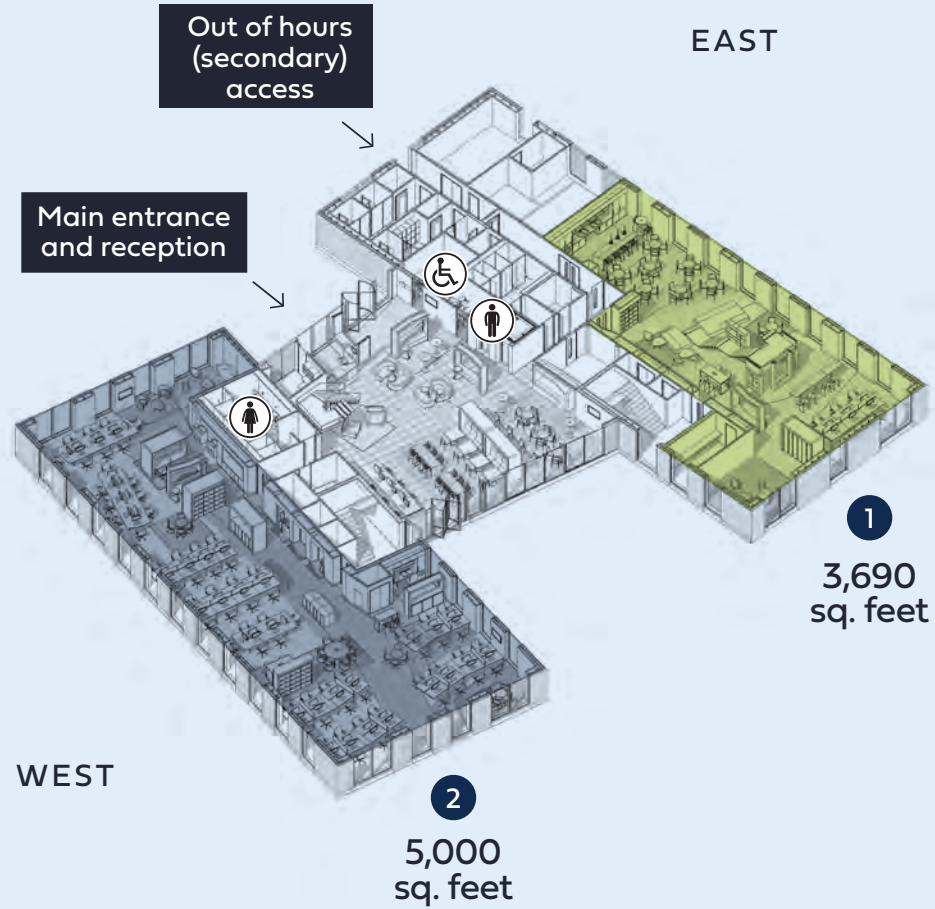
- Modern, bright on-site café serving a wide variety of food, drinks and snacks
- Outdoor sheltered waterside seating area
- Communal dining area with a host of facilities including microwaves and dishwashers
- Male, female and disabled toilets on each floor with male and female shower rooms, including lockers and drying room, on the ground floor
- Plentiful cycle storage
- Five bookable meeting rooms ranging from a capacity of 6 to a conference room for 60 with a large waterfront balcony
- Two small 'drop-in' meeting rooms close to building entrance



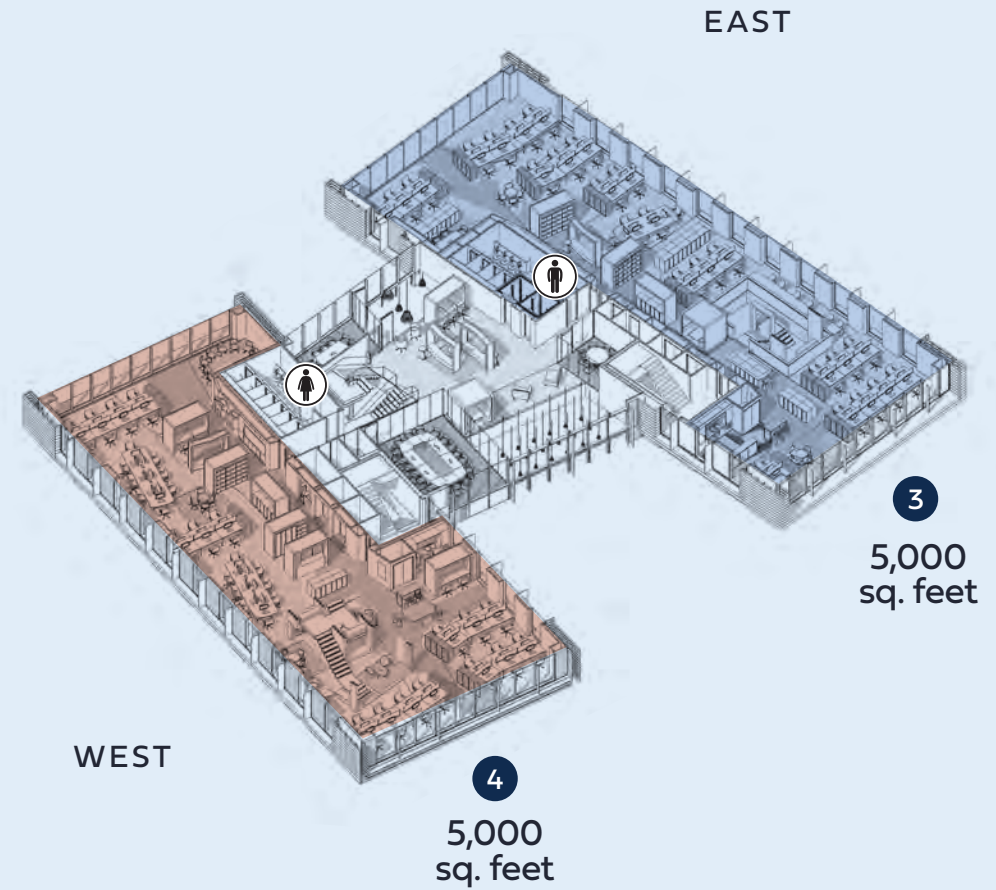


NORTHSHORE
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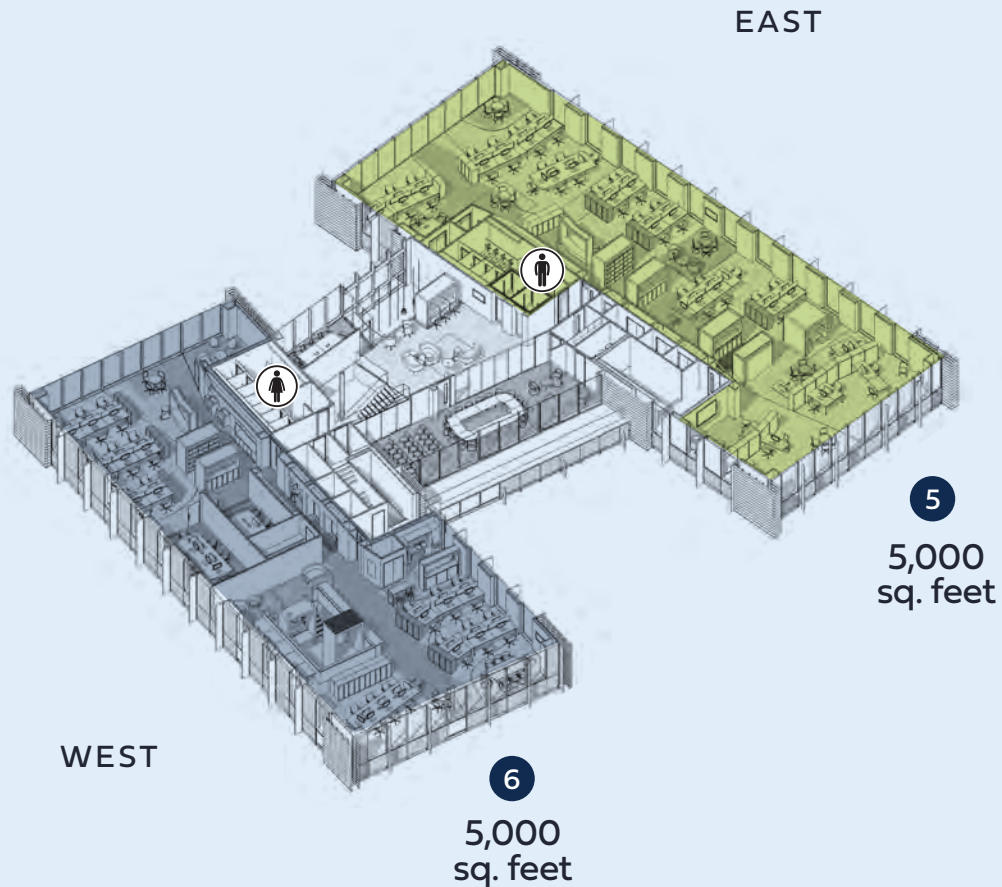
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



COSTS

Accommodation

A total of 6 suites with substantial breakout space in the atrium with bookable board and conference rooms

Rates

The whole building is valued at a rateable value of £275,000, estimated at £4.50 per square foot (subject to reassessment)

Terms

The offices are available as a whole building or individual floors or wings, by way of a new full repairing and insuring lease for a term of years to be agreed, at a commencing rent of £15 per sq ft per annum

Service Charge

The estimated service charge for the building is £4.50 per square foot, capped at £5 per square foot

Energy Performance Certificate

This property has an energy assessment rating of C(74)
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

NORTHSHORE ONE



Want to know more?

Get in touch with sole agents Dodds Brown

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s.brown@doddsbrown.co.uk

www.northshoreone.co.uk

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