

To Let

PROPERTY SUMMARY

- Substantial high quality office space.
- Located in a well established business park.
- 10,942 sq. ft (may split)
- Good specification
- Parking for 62 vehicles plus additional hard-standing



High Quality Office Space

Resolution House, 18 Ellerbeck Court, Stokesley Business Park
Stokesley, TS9 5PT



Dodds Brown
Chartered Surveyors and Property Consultants

Location

The property is situated in a prominent position on the south east side of Ellerbeck Court within Stokesley Business Park off Ellerbeck Way.

Nearby occupiers include Resource Direct Recruitment, Towergate Underwriting, MAS, Sam Turner and Armstrong Richardson.

Stokesley Business Park is a well established industrial estate and is situated a short drive to the south of Stokesley Town Centre, with access to the estate from the B1257 and from Station Road and with the main access to the A19 via the A172.

Stokesley is an affluent market town in the Hambleton District of North Yorkshire, north east England, approximately 10 miles south of Middlesbrough. The town has a population of approximately 4,750.

Description

The property comprises a prominent, substantial 2 storey office building of modern framed construction with block and stone infill walls beneath a pitched profile steel covered roof.

Internally, the ground floor is arranged to provide entrance lobby and reception, offices, storage and male and female toilet facilities.

The first floor is accessed via a stairway or passenger lift leading to offices, storage, kitchen and toilet facilities. The first floor also has a semi-circular balcony to the rear of the building.

The accommodation is fitted out to a high specification.

Externally, the property is situated within a substantial site which includes grassed areas, marked parking for 62 vehicles and additional parking on hard-standing.

Accommodation

Unit	m ²	ft ²
Ground floor	516.50	5,559
First floor	500.10	5,383
Total	1,016.60	10,942

Rates

The valuation office website shows a current rateable value for the whole building as £97,000.

The current UBR (Uniform Business Rate) is 49.9 pence in the pound for the 2021-2022. Enquiries regarding the exact amount payable should be directed to Hambleton District Council on 0845 121 1555.

Terms

The property is available by way of assignment / sub letting of the existing lease or alternatively by way of a new lease.

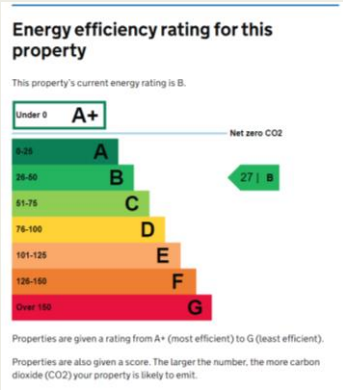
Current rent passing is £157,476 per annum.

VAT

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

Energy Performance Certificate

This property has an energy rating of B(27). A full version of the EPC is available upon request.



Legal Costs

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

Further Information

Strictly through the Sole Agents Dodds Brown

**Dodds Brown**

01642 244 130

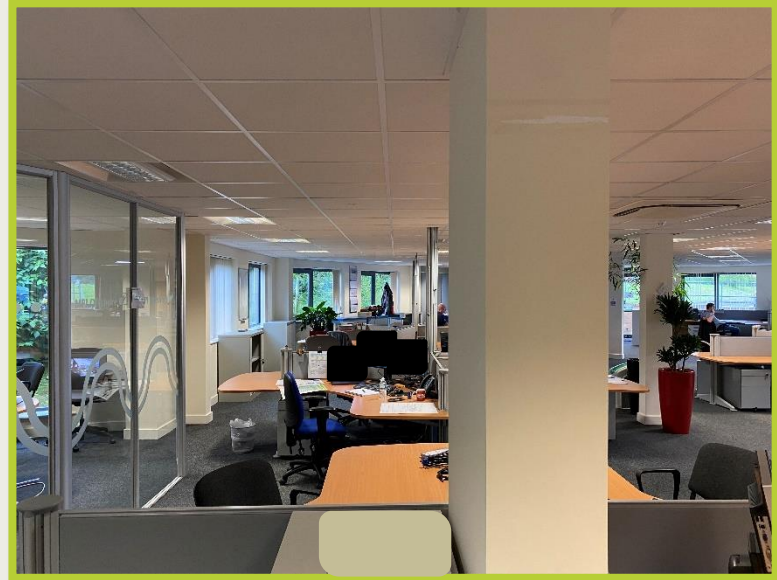
www.doddsbrown.co.uk

Stephen Brown /
Richard Brown
01642 244130

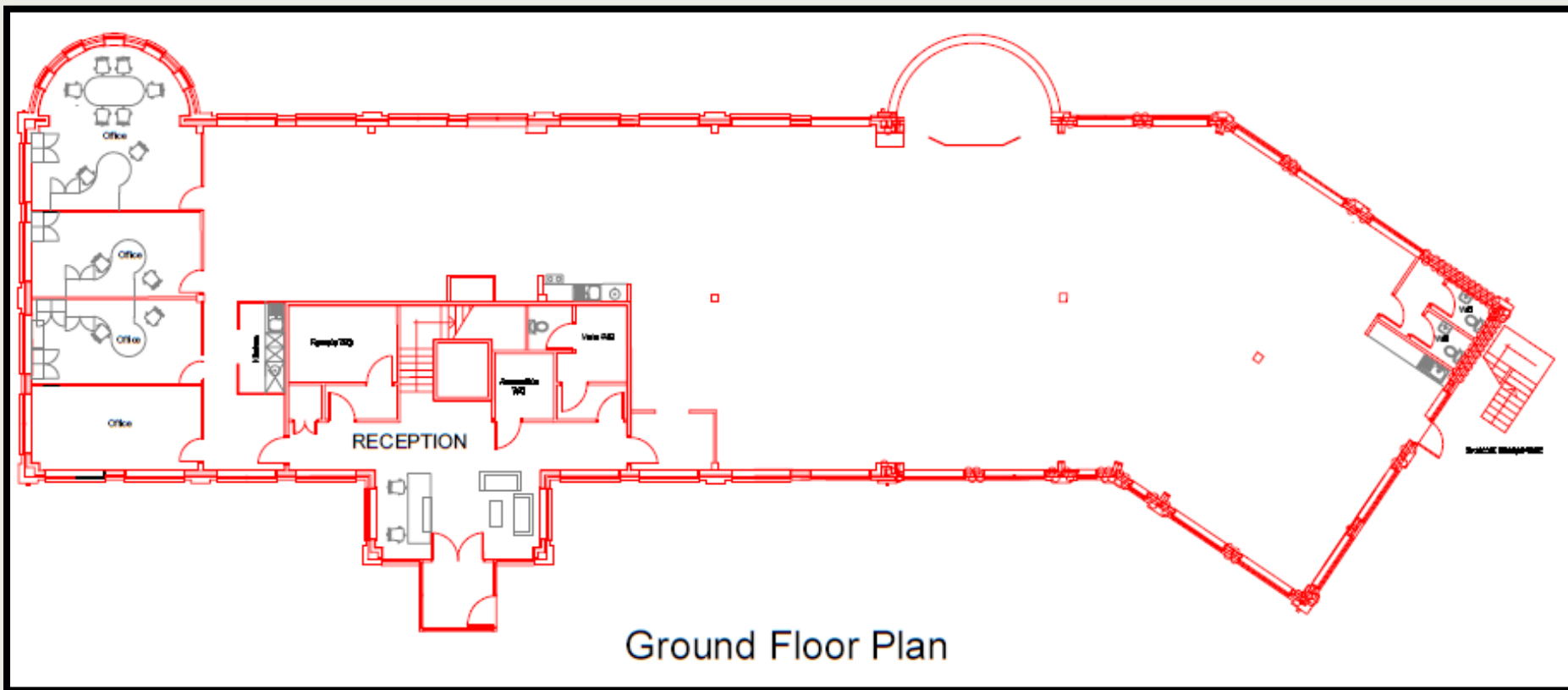
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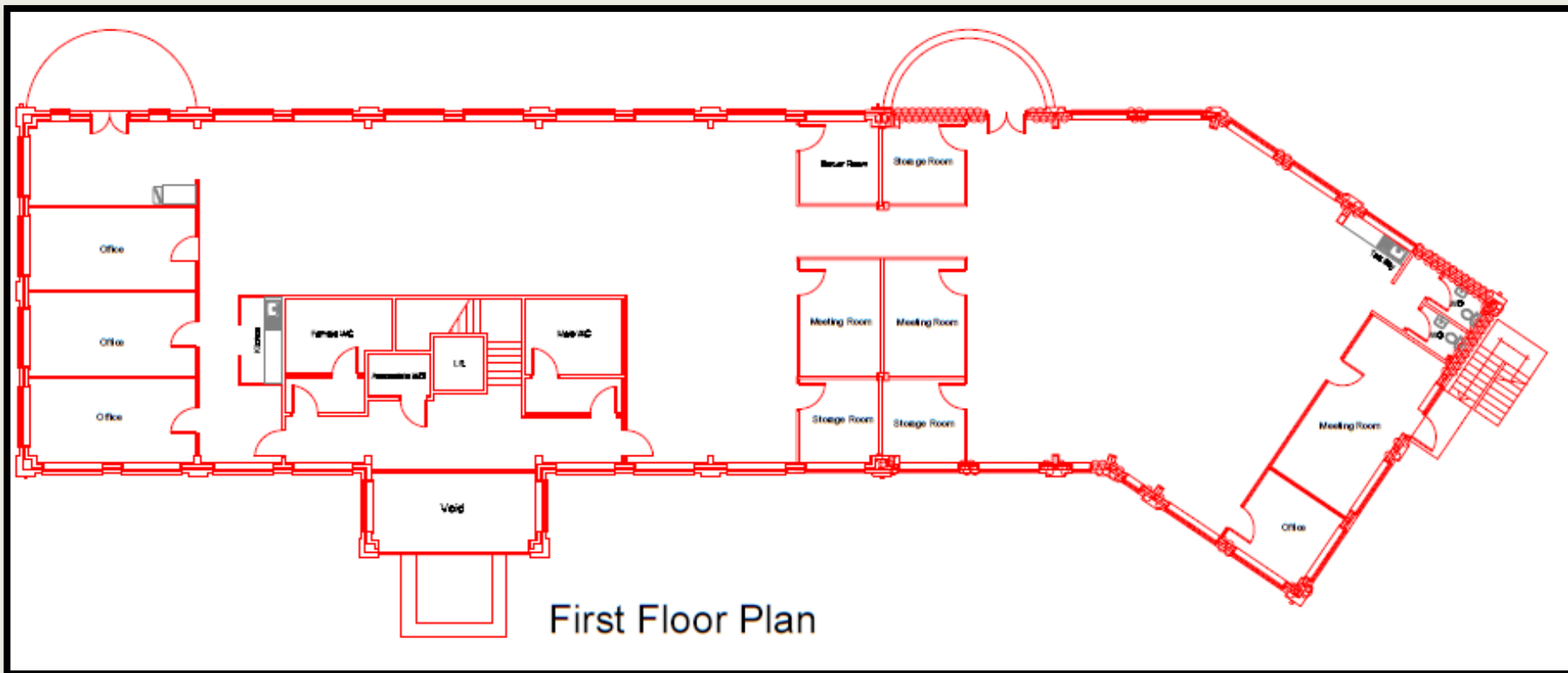
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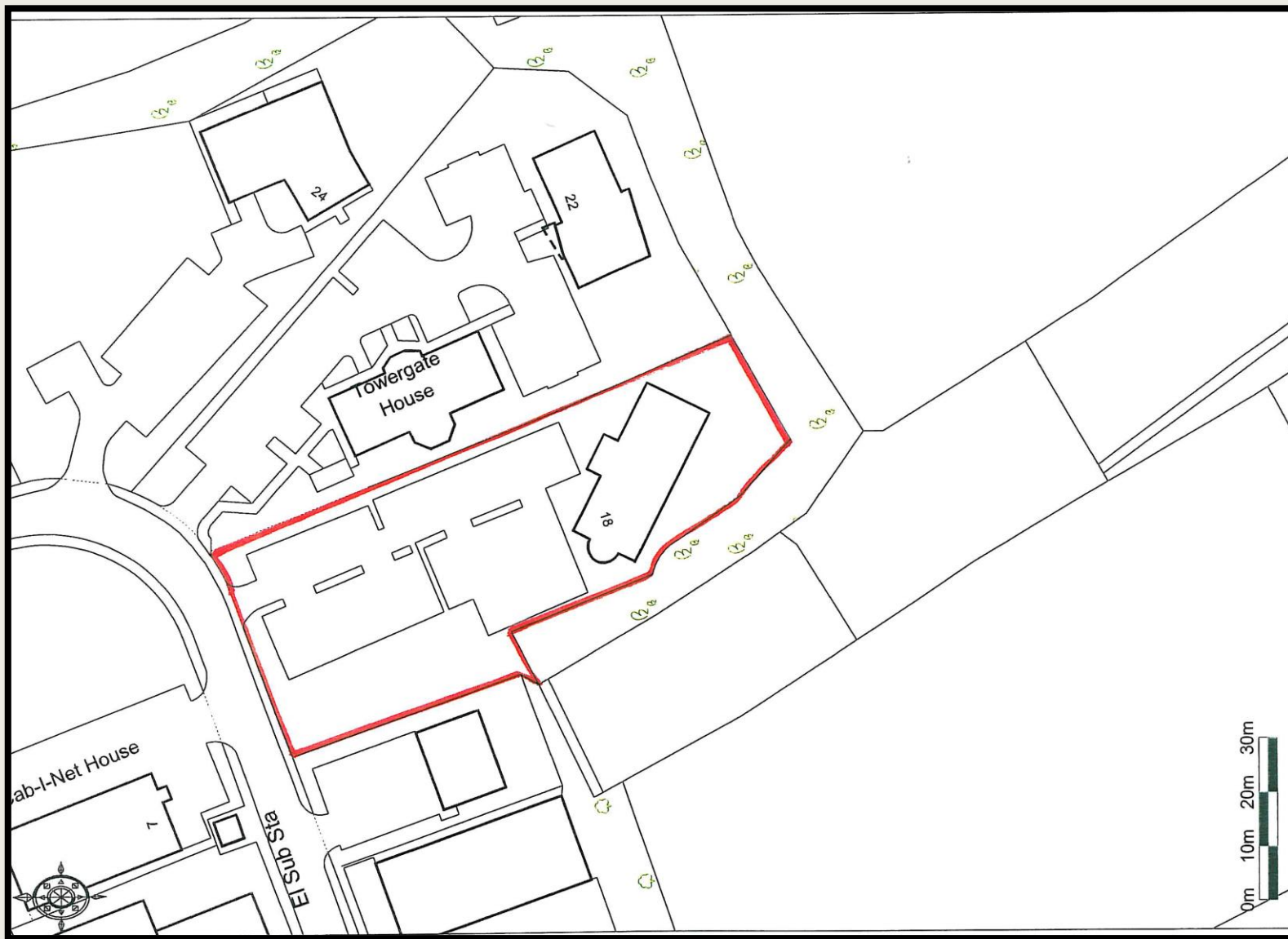
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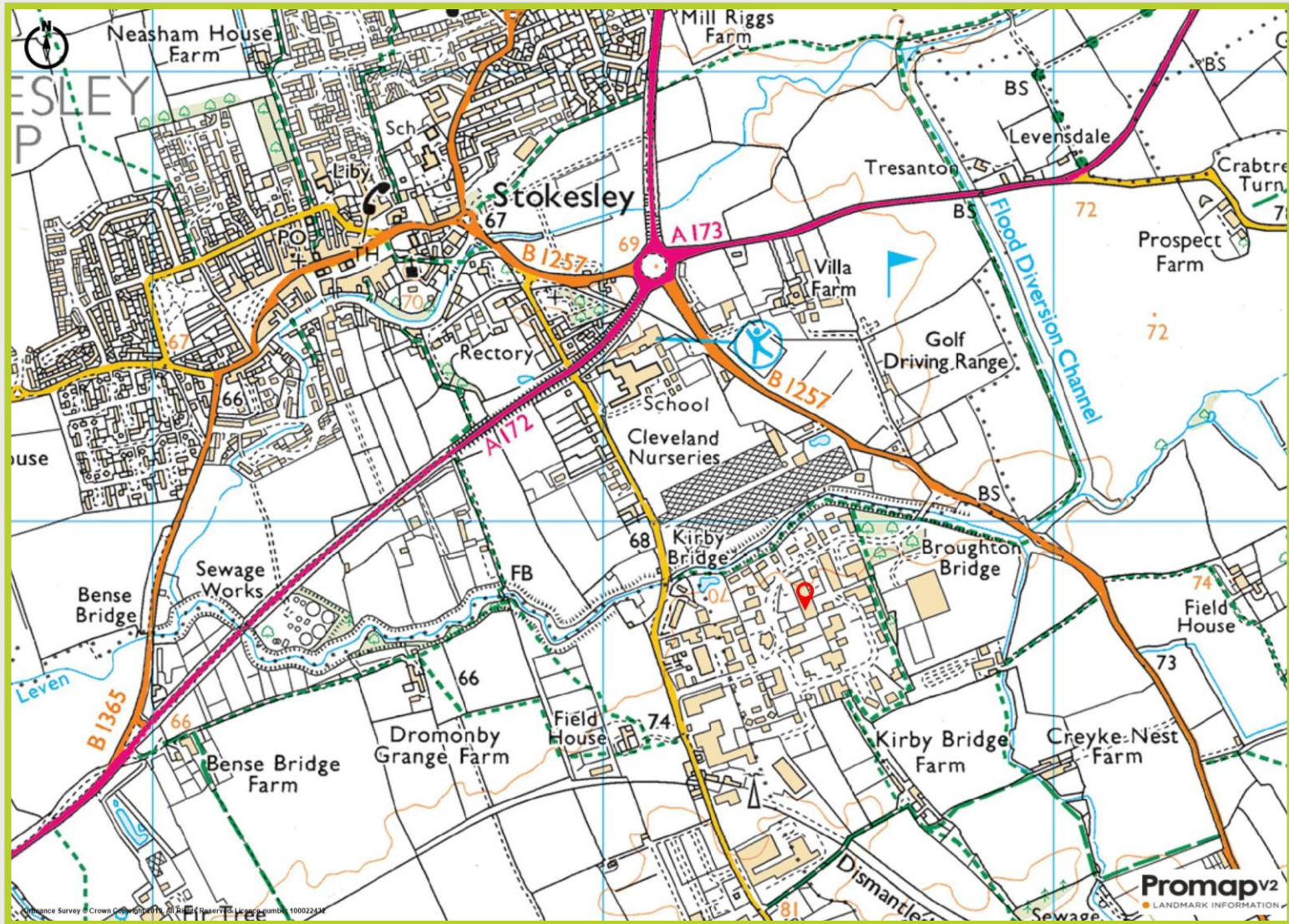
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