

**For Sale  
To Let**



**Prime Development Site approx. 0.80 Hectares (2 Acres)  
Basin site, Teesdale Business Park, Stockton on Tees**



**Dodds Brown**  
Chartered Surveyors and Property Consultants

## Location

The development is situated in a prominent position in Teesdale Business Park, Stockton and overlooks the River Tees.

The site is accessed from St Marks Court but can also be accessible via University Boulevard.

## Description

The site comprises a level site, totalling approximately 0.80 hectares (2 acres) and includes a surfaced car park to the front.

The rear of the site overlooks the River Tees and is close to the Millennium Bridge.

## Planning / Development Opportunities

All planning enquiries should be directed to Stockton Council on 01642

## Basis of Offer

Freehold offers invited based in the region of £500,000

## 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 LLP.



Stephen Brown

01642 244130

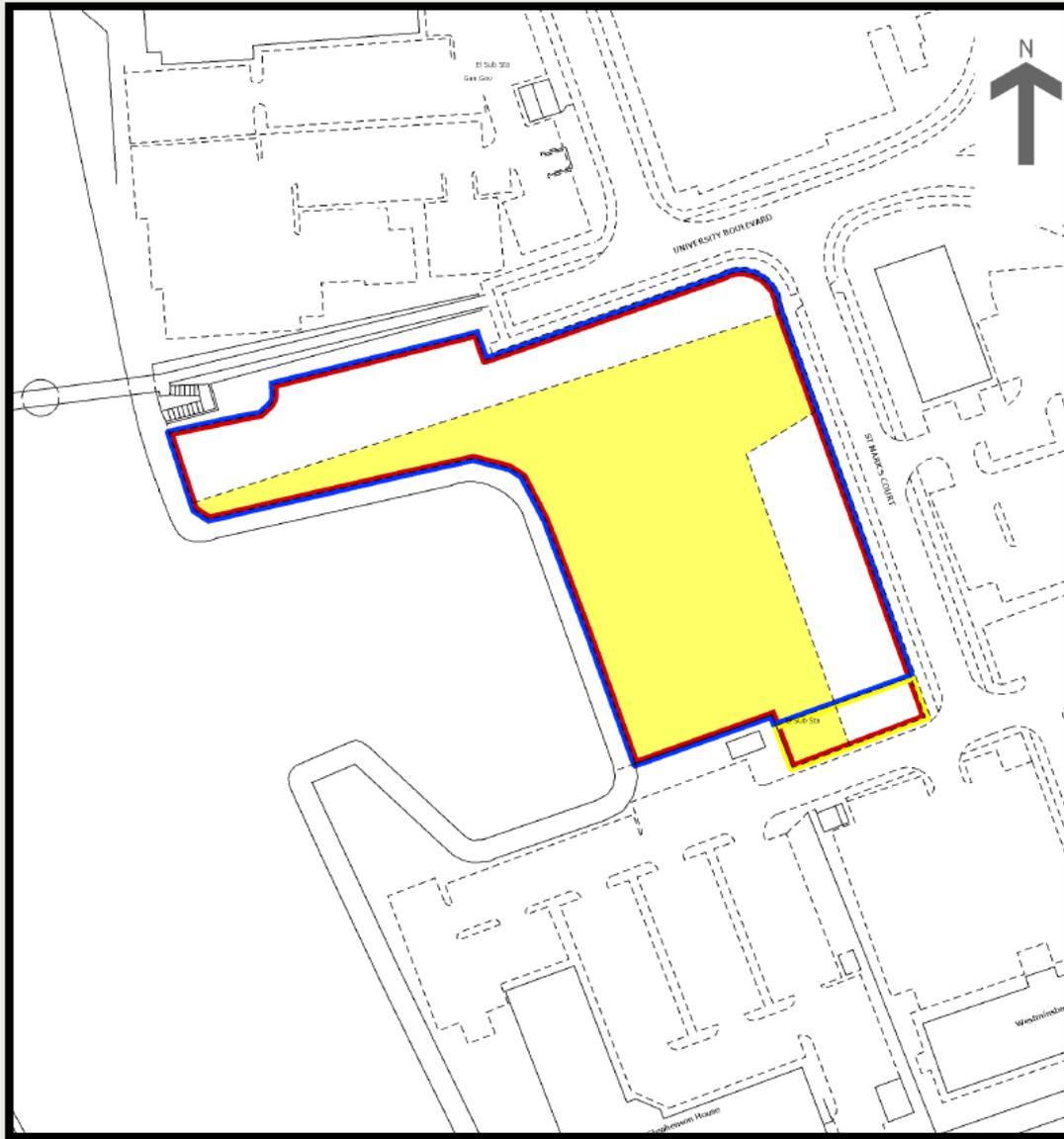
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## Disclaimer

Interested parties should satisfy themselves on the condition of the property.





## Basin site, Teesdale Business Park, Stockton on Tees

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