



BOAZ
HOUSE

Available Autumn 2024

Grade A Refurbished Riverside offices

5,000–55,000 sq ft





Description

Formerly occupied in its entirety by Barclaycard the building has undergone extensive refurbishment to suit modern occupier requirements with a range of flexible floor plates.

The building's L shaped design maximises the benefit of the river and canal frontages. The refurbishment incorporates two contemporary reception areas at either end of the building allowing maximum flexibility and modern facilities.



Specification



**Raised access
floors**



**Suspended ceiling with
new LED lighting**



**New VRF
air con**



**New glazed
reception area**



**Generous on site
parking ratio
6 spaces per 1,000 sq ft**



**EV
Charging**



**Secure Cycle
Parking**



**Showers and
changing facilities.**



**Access to riverside
walkways and cycle paths**



**Concierge
service**



**Landscaped
riverside grounds**



**Flexible floor
plates**





**3 x 10 person
passenger lifts**



**EPC
A rated**





	 Drive time	 Train time
Middlesbrough	10 min	14 min
Darlington	24min	32 min
Newcastle upon Tyne	52 min	1 hr 25 min
Leeds	1 hr 15min	1 hr 28 min
London	4 hr 43 min	3 hr 25min
Edinburgh	3 hr 4 min	2 hr 52 min
Teesside International Airport	14 min	1 hr 17 min

Location

Boaz 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, Cubic, Santander, PX Group, Jonson Matthey, Durham University, and Stockton and Billingham College.**

Boaz House occupies one of the best sites on the business park, with substantial frontage to the River Tees and adjacent canals.

The business park is linked by pedestrian footbridges across the river to Stockton town centre and Northshore.

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



STOCKTON
TOWN CENTRE

WATERFRONT
URBAN PARK

HAMPTON
BY HILTON

FOOTBRIDGE TO
TOWN CENTRE

BOAZ
HOUSE



Waterfront Urban Park



Green dragon yard

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 and improved links to the business park.



Globe Theatre



Stockton Market place

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 at Teesworks and Teesside International Airport – 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)



Example Layout



Terms

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

Rent on application

EPC

The property has an EPC rating of A.

Business Rates

The rateable value assessment for the whole building is currently based on an assessment equating to £3.98 per sqft (rates payable) Lettings of various parts of the building will require reassessment.

Service Charge

A service charge will be chargeable to cover common areas and facilities.

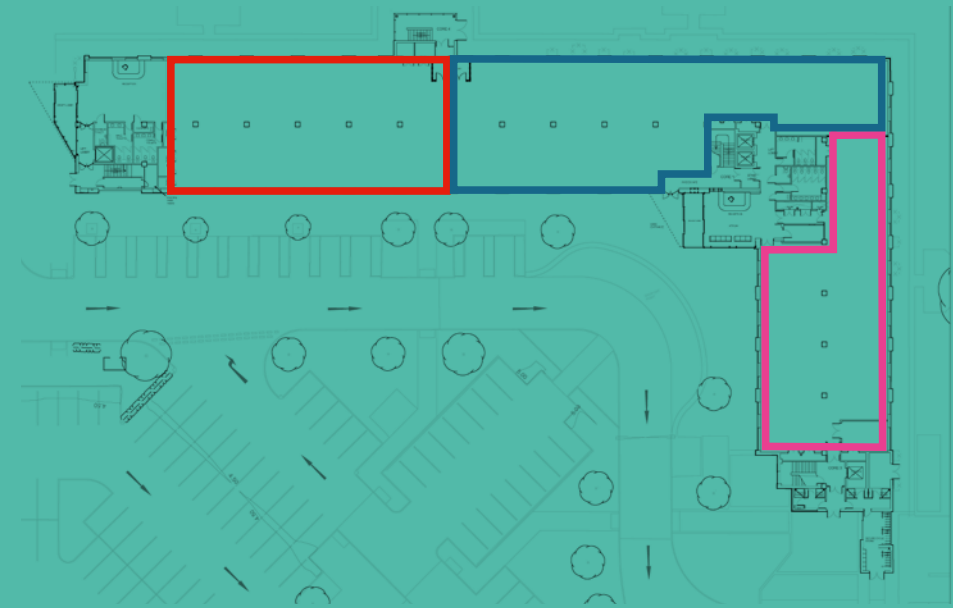


Accommodation

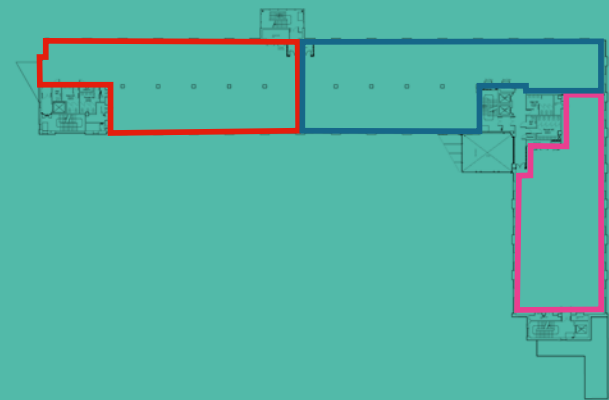
Boaz House benefits from flexible floor plates that can be adapted to suit individual requirements. The building can be let in any combination shown in the table below from 5,067 to 54,378 sqft.

Floor	Whole floor	West Wing	Central Wing	South Wing
Ground	18,126 sqft (1,684 sqm)	5,069 sqft (471 sqm)	6,748 sqft (627 sqm)	5,177 sqft (481 sqm)
First	18,126 sqft (1,684 sqm)	6,135 sqft (570 sqm)	6,748 sqft (627 sqm)	5,177 sqft (481 sqm)
Second	18,126 sqft (1,684 sqm)	6,135 sqft (570 sqm)	6,748 sqft (627 sqm)	5,177 sqft (481 sqm)
Total	54,378 sqft (5,052 sqm)			

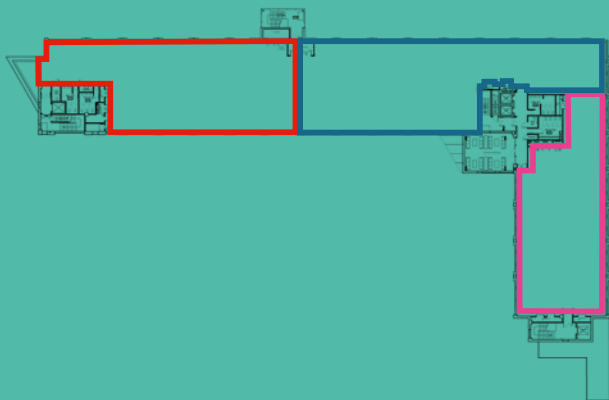
Ground Floor



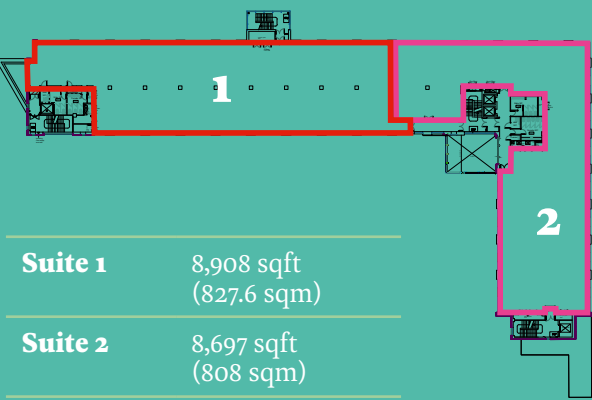
First Floor



Second Floor



Alternative Upper Floor Layout



Further information



01642 244 130

www.doddsbrown.co.uk

Richard Wilson

M: 07894 256309

E: r.wilson@doddsbrown.co.uk

Stephen Brown

M: 07973 732260

E: s.brown@doddsbrown.co.uk

BOAZ
HOUSE

**Massey Road
Teesdale Business Park
Stockton-on-Tees
TS17 6EX**

Disclaimer: These brief particulars have been prepared as joint agents for our client and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in these particulars. August '24 designed by **ARK**