

TO LET

Infinity House, Surtees Business Park,
Stockton-On-Tees, Durham, TS18 3HR



First Floor Office Suite

3,283 Sq Ft (304.99 Sq M)

- Open plan first floor office
- Includes kitchen and two small meeting rooms
- Reception
- On site car parking

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Location

Standing in an established commercial environment, Surtees Business Park enjoys a strategic location adjacent to the A66 trunk road accessed from Bowesfield Lane.

The A66 provides a direct link to the A1(M) to the west and A19 to the East. The park is located within the Preston Farm area of Teesside and forms one of the main business locations for the Teesside conurbation, housing a number of local, national and international companies.

The location benefits from the nearby amenity provision at Teesside Retail Park providing a variety of retail and restaurants. The nearby David Lloyd club also provides gym and swimming pool facilities.

Frequent rail services to London, Leeds, York, Newcastle and Edinburgh are afforded via the main East Coast station at Darlington, approximately 15 miles away. Additionally, a range of domestic and international flights are available at Durham Tees Valley Airport 8 miles away.

Description

Infinity House is located on Surtees Business Park which enjoys a strategic location adjacent to the A66 trunk road accessed from Bowesfield Lane.

Infinity House benefits from the following specification as well as on site cafe and communal areas:

- Powder coated cladding with double-glazed window units
- Open plan office areas
- Raised Access Flooring
- Comfort Cooling
- Two Glazed Meeting Rooms

- Kitchen
- PIR Lighting
- Passenger Lift
- 2.7m Floor to Ceiling Height
- Male, Female & DDA WC Facilities

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises the following areas:

	Sq Ft	Sq M
Total	3,283	304.99

Rent

£16.00 Per Sq Ft

Service Charge

£4.21psf

Building Insurance

£0.25p psf

EPC

The property has a rating of D(77).

Rateable Value

We are advised that the suites will need to be reassessed for rating purposes. We recommend that interested parties contact the Local Rating Authority directly to determine the precise rates payable.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

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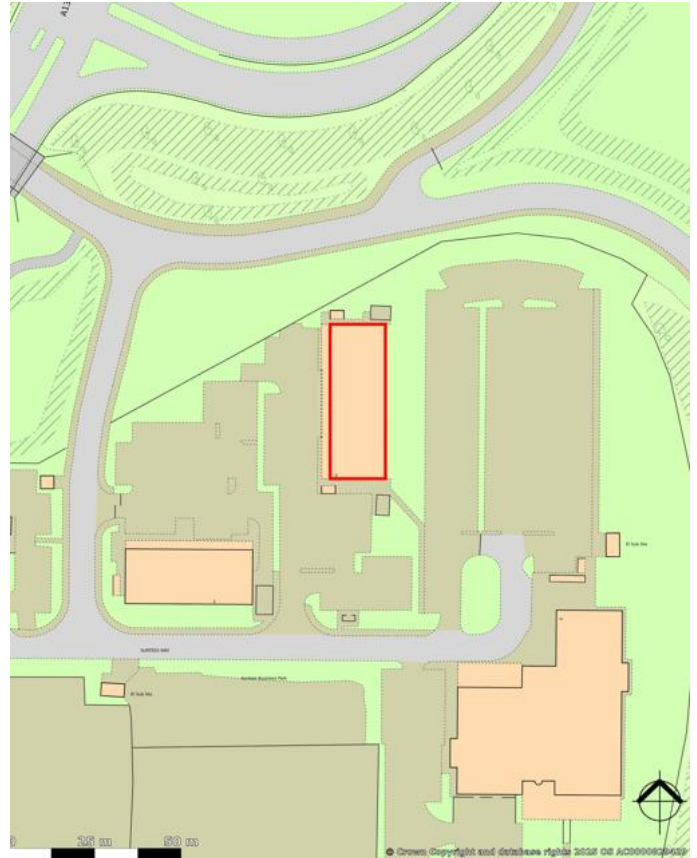
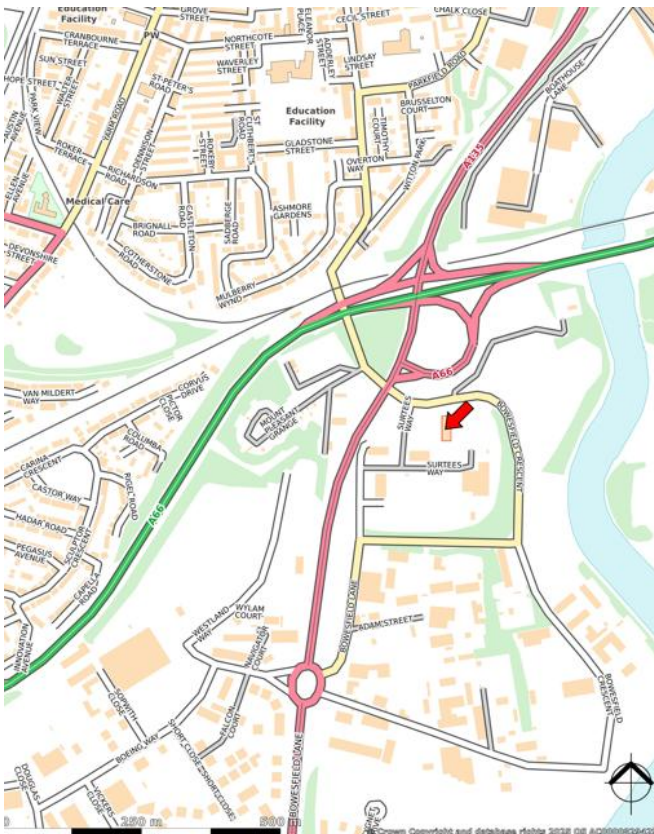
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VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.





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