

Thomas : Stevenson

# To Let

## QUALITY OFFICES

**HAVERTON HILL ROAD, HAVERTON HILL, BILLINGHAM**

**OFFICE RENTS AT BELOW £5 PSF**



### **Location**

The property is located at Haverton Hill, Billingham. This is approximately 4 miles from both Middlesbrough and Stockton On Tees. The property is accessible via the A1046 and has excellent road links served by the A19 and A66. Other nearby occupiers are predominantly industrial in nature.

### **Description**

The property comprises a third floor office suite within a detached four storey U shaped building, this is a modern office building providing open plan accommodation, with suspended ceilings and surface mounted lighting.

There is also dedicated car parking for the building.

### **Accommodation**

The property provides the following accommodation approximately:

Offices NIA: 1,034 sq m (11,130 sq ft)

### **Tenure**

The premises are available on a new lease with terms to be agreed at an initial rental of £55,000 per annum.

### **Business Rates**

Interested parties should contact the local authority for the business rates payable.

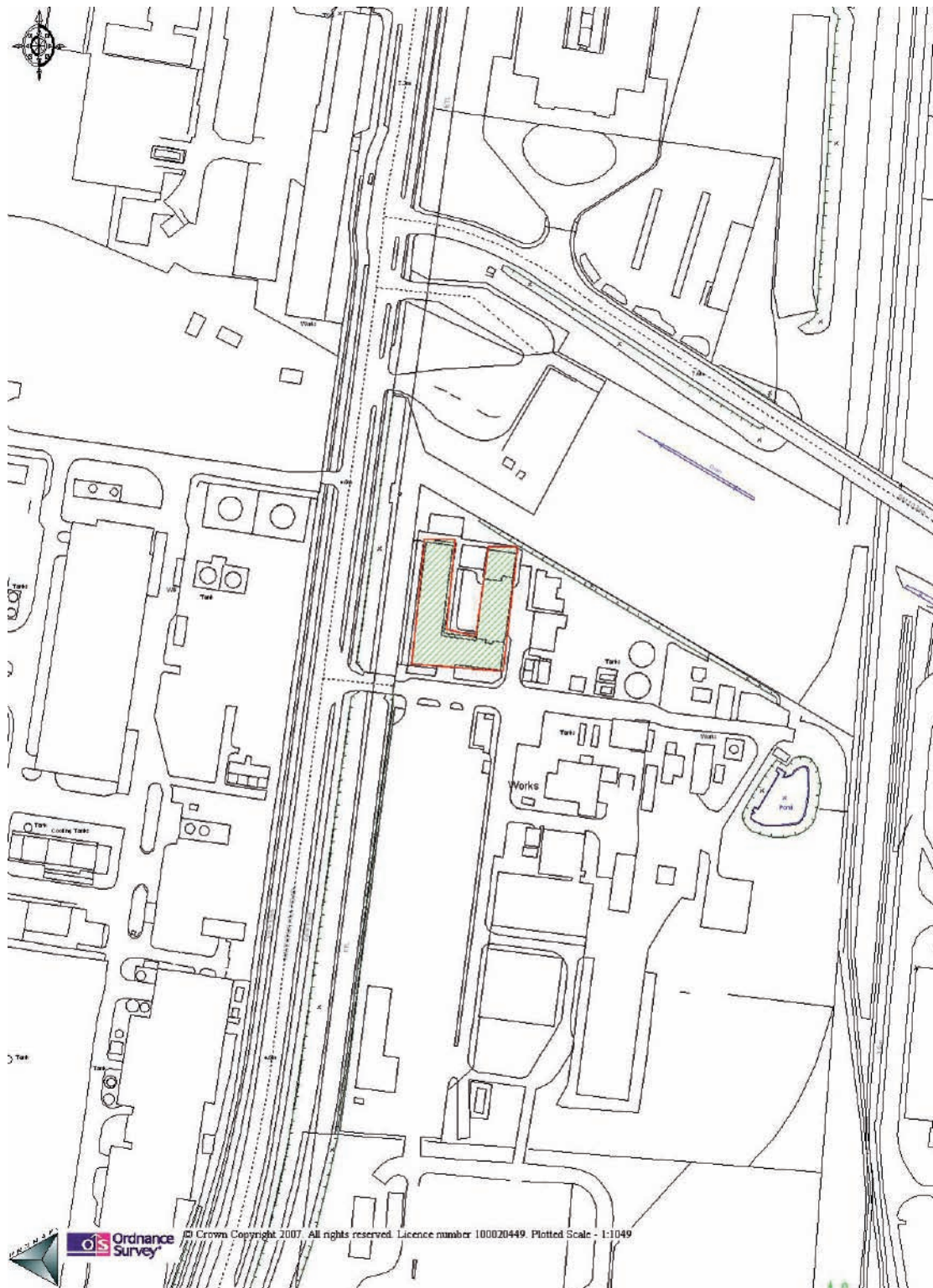
### **Legal Costs**

The incoming tenant is to be responsible for the landlords legal costs associated with the transaction

### **Viewing**

Strictly by appointment through this office.

### **Subject to Contract**



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