

Thomas : Stevenson

To Let

FLORENCE HOUSE, TEESDALE SUBSTANTIAL INCENTIVES AVAILABLE



Location

Florence House has until recently been the Headquarters Building of Terra. It is located on the Prestigious Teesdale Office Park in Stockton. The building looks out onto one of the waterways and has it's own private car park with 54 spaces.

The building is accessed via Radcliffe Crescent off Princeton Drive adjacent to Churchill House.

Description

The Property comprises of a detached four storey office building with dedicated parking and the following specification:

- Sealed unit double glazing
- Central heating
- Lift serviced
- Toilets on every floor
- Multiple kitchenette facilities.
- Air conditioning to part
- Raised floors to part
- Part open plan, part split to separate offices.
- CCTV monitored
- Secure Car Park with 54 Spaces

Accommodation

The premises provide the following net accommodation:

Ground Floor:	2,465 sq ft (229 sq m)
First Floor:	2,465 sq ft (229 sq m)
Second Floor:	2,454 sq ft (228 sq m)
Third Floor:	2,680 sq ft (249 sq m)

Tenure

The premises are held on a lease for a term of years expiring on 7 September 2013 with no further reviews. The current rent passing is £132,165 per annum.

Our client will grant substantial incentives to the ingoing tenant in order to secure an Assignment or Sub-letting.

Rateable Value

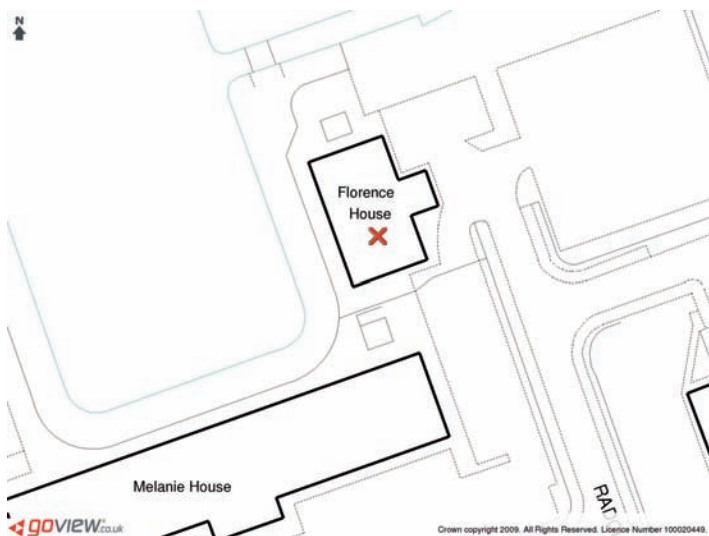
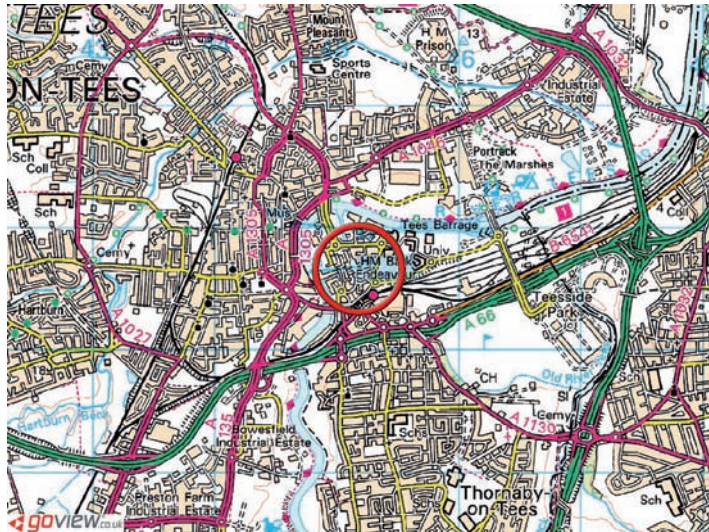
We are advised that the premises have a rateable value of £56,000. For the precise rates payable interested parties should contact the local authority.

Viewing

Strictly through sole agents Thomas : Stevenson.

Contact Paul Stevenson
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Subject to Contract



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