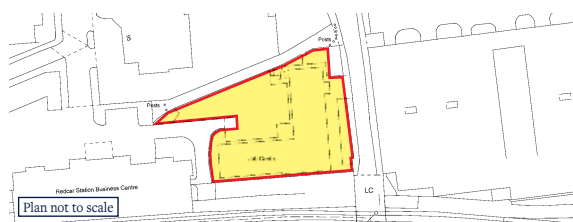


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## Portland House, West Dyke Road Redcar, North Yorkshire TS10 1DH



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This plan is based upon the Ordnance Survey Map with the sanction  
of the Controller of H M Stationery Office.

Of interest to investors. A two storey office building in a seaside town with excellent transport links. Let to the Secretary of State for Communities and Local Government at £75,000 per annum. **Investment.**

### Tenure

Freehold. Please note the adjoining offices included on the freehold title have been sold off on a 999 year lease from 25th May 1995 at a peppercorn rent.

### Location

- Redcar is a seaside town with a population of 136,000 in the North East of England
- Redcar is also an established industrial location, home to steel, chemical and manufacturing companies
- Redcar is 51 miles to the south of Newcastle, 9 miles to the east of Middlesbrough and 19 miles to the north-east of Stockton-on-Tees
- Situated in a prominent position in the town centre on West Dyke Road
- Retailing centre immediately to the north
- Adjacent to Redcar Central Railway Station and public car park
- Large Morrisons supermarket immediately opposite the building
- Amenities associated with the centre of Redcar
- The A1(M) and wider national network are accessible via the A1085, which is 26 miles from the town centre

 Redcar Central

### Description

- A two storey office building of brick construction
- Internally the property has raised floor, suspended ceiling, convection heating
- The building supports a double pitched roof
- Car park located to the rear provides for 18 cars (1:553 psf) for the Job Centre
- Benefits from a passenger lift
- The property is open to the public as a Job Centre

### Accommodation

Description	Net Internal Area (sq m)	Net Internal Area (sq ft)
Ground	448.4	4,827
First	443.3	4,772
Total	891.7	9,599

NB. The areas relate to the offices let to the Secretary of State for Communities and Local Government

### Tenancy

The property is let to the Secretary of State for Communities and Local Government for 10 years from 1st April 2018 at £75,000 per annum; tenant-only break in 2023.

### Viewing

Please refer to our website [savills.co.uk/auctions](https://www.savills.co.uk/auctions)