

**OFFICE SUITE
TO LET**

GAVINBLACK
— & PARTNERS —



**CAVENDISH HOUSE, PRINCES WHARF, STOCKTON ON
TEES, CLEVELAND, TS17 6QY**

12,660 SQ FT (1,176 SQ M)

CONTACT

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LOCATION

Stockton-on-Tees is located approximately 58 kilometres (36 miles) to the south of Newcastle, 93 kilometres (58 miles) north of Leeds and 175 kilometres (109 miles) north east of Manchester. Stockton-on-Tees benefits from good communications, lying 1.6 kilometres (1 mile) to the east of the A19 and A66 intersection and has excellent access to the A1(M).

SITUATION

Teesdale Business Park is situated on the southern edge of Stockton-on-Tees town centre, on the south bank of the River Tees. The park has been developed and now consists of approximately 46,450 sq m (500,000 sq ft) of office, educational, leisure and residential development.

Cavendish House is positioned adjacent to the bridge linking the park and surrounding area with Stockton-on-Tees town centre, affording easy access to the property.

DESCRIPTION

Cavendish House was completed in September 2002 and comprises a modern four storey open plan office building with two wings from a central core. The building is of steel frame construction with brick and glass elevations.

The available accommodation is as follows:
Second Floor 12,660 Sq Ft (1,176 Sq M)

The property benefits from the following internal specification:

- Raised access floors
- Suspended ceiling with category II lighting
- VRF air conditioning system
- Two 10-person (800kg) OTIS passenger lifts
- Male and female toilets on each floor

LEASE TERMS

The accommodation is available to let by way of a new lease on a full repairing and insuring basis incorporating upwards only rent reviews for a term of years to be agreed.

RENT

Upon application.

RATES

To be assessed. Enquiries regarding precise amount payable should be directed to Stockton-on-Tees Borough Council. Telephone 01642 393 939.

ENERGY PERFORMANCE

The EPC rating of the property is D-86.

LEGAL COSTS

Both parties are to bear responsibility for their own costs in the transaction.

MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

VAT

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

VIEWING

Strictly by appointment with the Sole Agent.