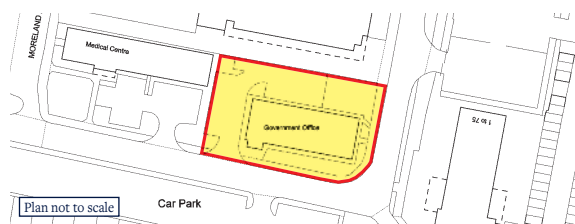


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Theatre Buildings, Kingsway Billingham, North Yorkshire TS23 2NA



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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 detached office building of approximately 7,261 sq ft with excellent transport links and access to local amenities. Let to The Secretary of State for Communities and Local Government at £57,000 per annum. **Investment.**

Tenure

Freehold.

Location

- Billingham enjoys close proximity to the A19, linking the town to Middlesbrough and Stockton-on-Tees to the south and Sunderland and Newcastle to the north
- Billingham is a town in the North East of England approximately 5 miles north-west of Middlesbrough, 4 miles north-east of Stockton-on-Tees and 8 miles south of Hartlepool
- Situated prominently on Kingsway, on the south side of the centre of Billingham
- The area is populated by a mix of commercial and predominantly residential accommodation
- The Billingham Forum Leisure Complex lies behind the property and includes a fitness centre, swimming pool and ice rink
- A public car park is located on the opposite side of Kingsway
- Leisure facilities can be found at John Whitehead Park

📍 Billingham

Description

- A two storey framed office building of approximately 7,261 sq ft incorporating facing brickwork façade under a pitched tiled roof, with steel-framed double-glazed windows
- Suspended ceilings incorporating recessed lighting
- Solid floors with perimeter trunking
- The premises are open to the public as a job centre
- Car park provides 14 spaces

Accommodation

Description	Net Internal Area Sq m	Net Internal Area Sq ft
Ground – Office	339.1	3,650
First – Office	335.5	3,611
Total Net Internal Area	674.6	7,261

Tenancy

The property is let to the Secretary of State for Communities and Local Government for 10 years from 1st April 2018 at £57,000 per annum; tenant-only break in 2023.

Viewing

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