



WESTMINSTER
— HOUSE —

**High Specification Refurbished offices
located in Tees Valley's premier office location**

St Mark's Court, Teesdale Business Park, Stockton on Tees, TS17 6QP

DESCRIPTION

The office accommodation is of the highest specification and includes the following features:

SPECIFICATION



Air conditioning



Impressive glazed entrance foyer



Intercom Entrance System



Car parking with barrier control



Full access raised floors




CAT II lighting



ACCOMODATION

	Sq m	Sq ft
Ground floor west rear	221	2,382
Ground floor east	350	3,771
First floor	757	8,150
Total	1328	14,303



	 Drive time	 Train time
Middlesbrough	10 min	14 min
Darlington	24min	32 min
Newcastle upon Tyne	52 min	1 hr 25 min
Leeds	1 hr 15min	1 hr 28 min
London	4 hr 43 min	3 hr 25min
Edinburgh	3 hr 4 min	2 hr 52 min
Teeside International Airport	14 min	1 hr 17 min

LOCATION

Westminster House is located on Teesdale Business Park, regarded as the premiere business park in the Tees Valley employing around 5,000 people. Key occupiers include **Visualsoft, Stockton Borough Council, Endeavour Partnership, Razor Blue, Cubic, Santander, PX Group, Jonson Matthey, Durham University,** and **Stockton and Billingham College.**

The business park is linked by pedestrian footbridges across the river to Stockton town centre and Northshore.

The park has easy access to the **A66** and **A19** and is served by **Thornaby rail station.**





STOCKTON-ON-TEES

Stockton-on-Tees is strategically located at the heart of the Tees Valley and a great place to locate and grow a business, with a highly skilled workforce, a great quality of life and wide range of support for business.

The forward thinking local authority is currently embarking on an ambitious transformation and re-purposing of the town centre, providing a new urban waterfront park and improved links to the business park.

For further information

Invest
Stockton
on-Tees.

investstockontees.co.uk



Waterfront Urban Park



Globe Theatre



Green Dragon Yard



TEESDALE BUSINESS PARK - FUTURE IMPROVEMENTS

Redevelopment of the basin site adjacent to Westminster House as a new medical school for Teesside University. It is expected that the development will incorporate amenities, such as retail and food and beverage and enhancements of the river frontage.

<https://www.stockton.gov.uk/article/16148/Green-light-for-Council-and-Teesside-University-to-collaborate-on-Medical-School-proposal>

Teesdale Business Park will be directly linked by footbridge to the new urban park being created as part of the Stockton town centre redevelopment and due for completion in Spring 2026.

£150m has been allocated to build a new transport interchange including bus and rail station on the site of the existing Thornaby Train Station the closest to Teesdale Business park providing greater connectivity to the park via public transport.



Thornby Station to be redeveloped



Further plans to strengthen Teesdale Business Park as premier office location in the Tees Valley include expansion of the park into the adjacent Tees Marshalling Yards and a focus on driving growth through innovation in the health and care sectors as well as Expansion of the park into the adjacent Tees Marshalling Yards and a focus on driving growth through innovation in the health and care sector.

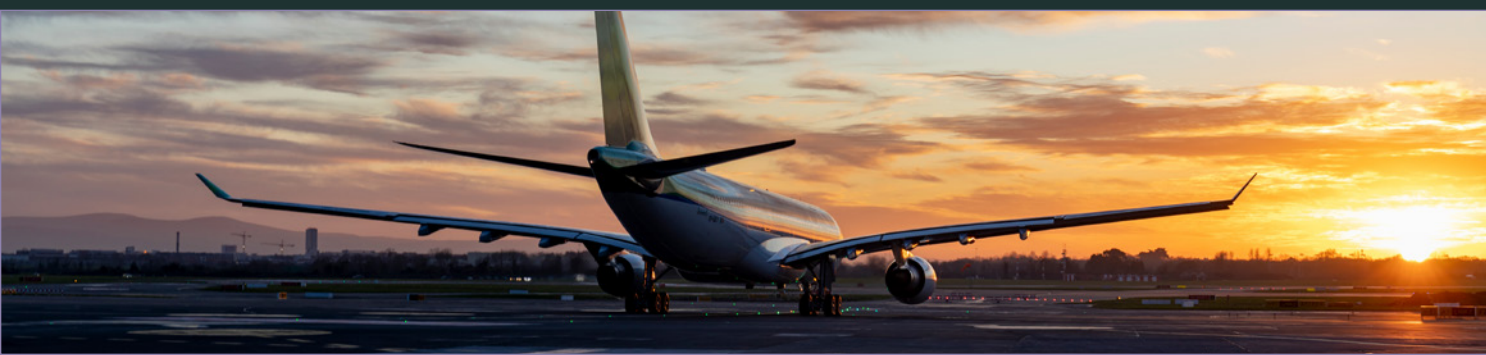
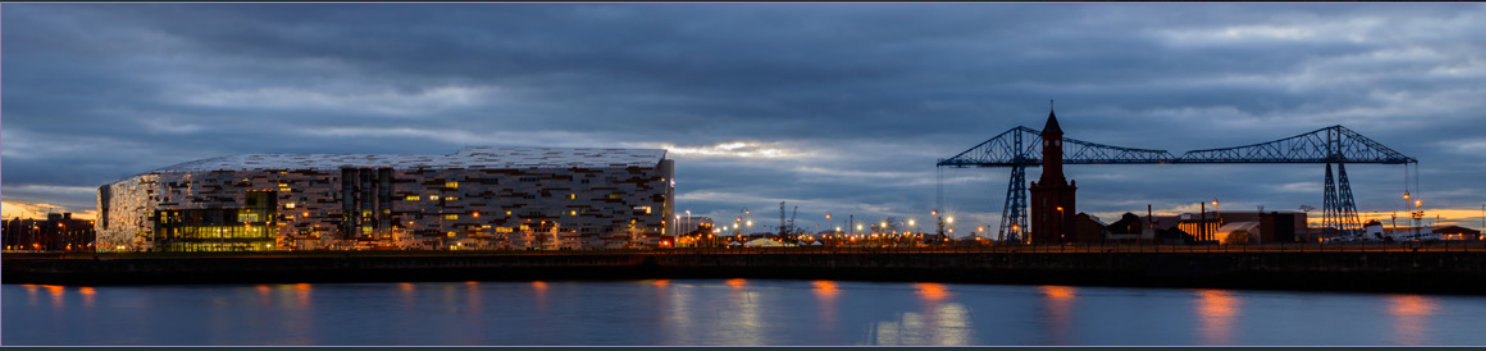
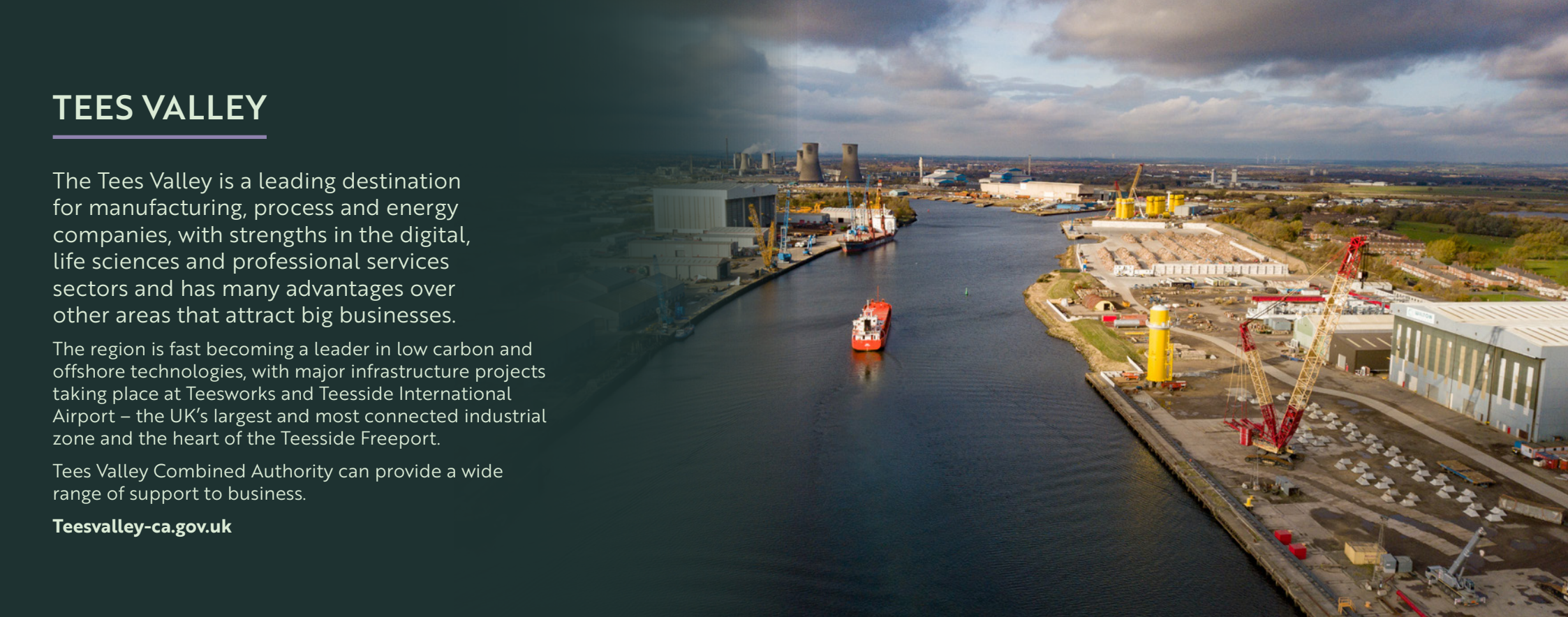
TEES VALLEY

The Tees Valley is a leading destination for manufacturing, process and energy companies, with strengths in the digital, life sciences and professional services sectors and has many advantages over other areas that attract big businesses.

The region is fast becoming a leader in low carbon and offshore technologies, with major infrastructure projects taking place at Teesworks and Teesside International Airport – the UK’s largest and most connected industrial zone and the heart of the Teesside Freeport.

Tees Valley Combined Authority can provide a wide range of support to business.

[Teesvalley-ca.gov.uk](http://teesvalley-ca.gov.uk)





TERMS

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

Rent on application.

EPC

The property has an EPC rating of A.

BUSINESS RATES

The rateable value assessment for the whole building is currently based on an assessment equating to £3.98 per sqft (rates payable) Lettings of various parts of the building will require reassessment.

SERVICE CHARGE

A service charge will chargeable to cover common areas and facilities.

FOR FURTHER INFORMATION

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