



**CUSHMAN &  
WAKEFIELD**

# TO LET

Cavendish House,  
Teesdale Business Park,  
Thornaby, Stockton-on-Tees, TS17 6QY



## High Quality First Floor Office Accommodation 7,103 sq ft (639.89 sq m)

### Property Highlights

- Conveniently situated between Thornaby and Stockton-on-Tees
- First floor fitted office suite ready for occupation
- Attractive four-story detached office building
- Riverside setting
- Generous on-site parking provision

For more information, please  
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LS1 2ND

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## Location

Cavendish House is a high-quality office building located in Stockton-on-Tees, set within an established business park and positioned alongside the River Tees, offering impressive views of the Infinity Bridge.

The property benefits from excellent transport connectivity. Thornaby Train Station is approximately 0.5 miles away, while Stockton-on-Tees Train Station is within a 1-mile walk. The nearby A66 provides convenient access to Middlesbrough and Darlington and links directly to both the A1(M) and A19.

A wide range of amenities is available close by on Stockton-on-Tees High Street, including The Olive Branch, Caffè Nero, and numerous shops, restaurants, and bars, providing strong convenience for staff and visitors.

## Description

Cavendish House is a modern, four-storey detached office building completed in 2002, featuring an impressive full-height glazed entrance atrium. Set within an attractive business park environment, the property also benefits from its own private car park.

The available floor has recently been refurbished and now provides a high-quality specification, including:

- Suspended ceilings
- Generous floor to ceiling heights
- Raised access flooring
- VRV air conditioning system
- Fitted kitchen and meeting rooms
- Fob access entrance door & suite access
- Concierge service
- Two 10- person passenger lifts
- Shower facilities and secure cycle storage
- Generous on-site parking provision

## Accommodation

The available suite provides the following approximate Net Internal Area (NIA)

|             | Sq M   | Sq Ft |
|-------------|--------|-------|
| First Floor | 639.89 | 7,103 |

## Terms

The suite is available by way of a sublease. Further details available on request.

## Rent

Available on application.

## Service Charge

A service charge will be payable by the tenant in respect of the demise. Further information is available upon request.

## EPC Rating

The property holds an EPC B

## Business Rates

We recommend all interested parties to make their own enquiries with the Local Authority.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## VAT

All references to price, premium or rent are deemed to be exclusive of VAT unless stated otherwise.

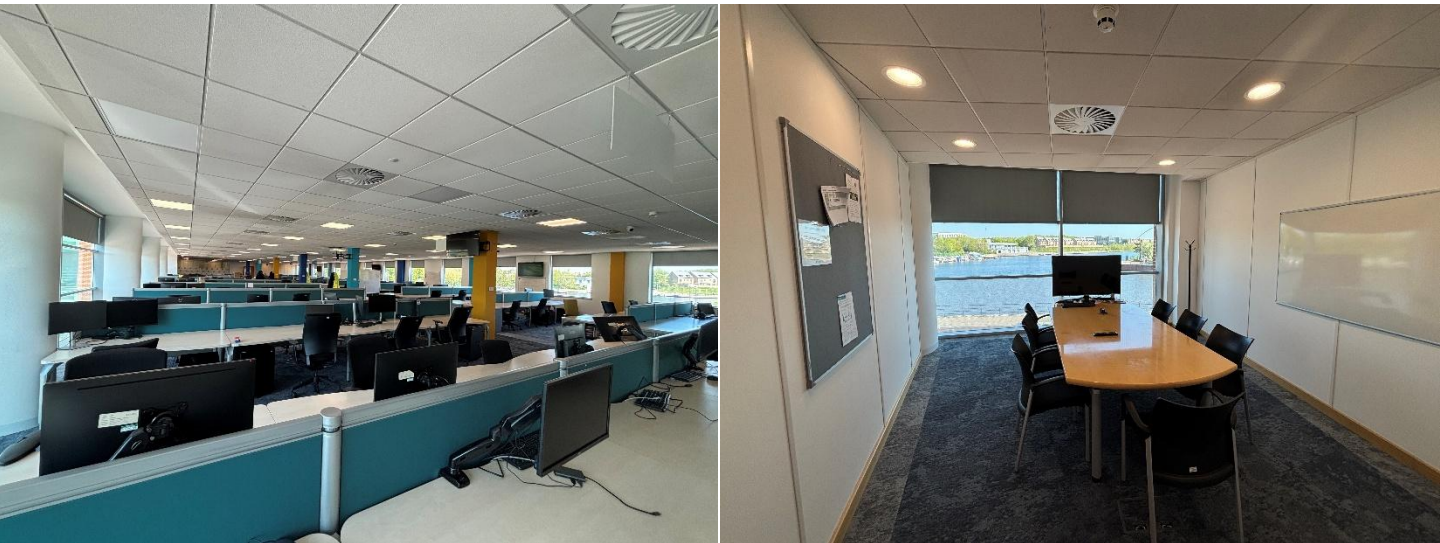
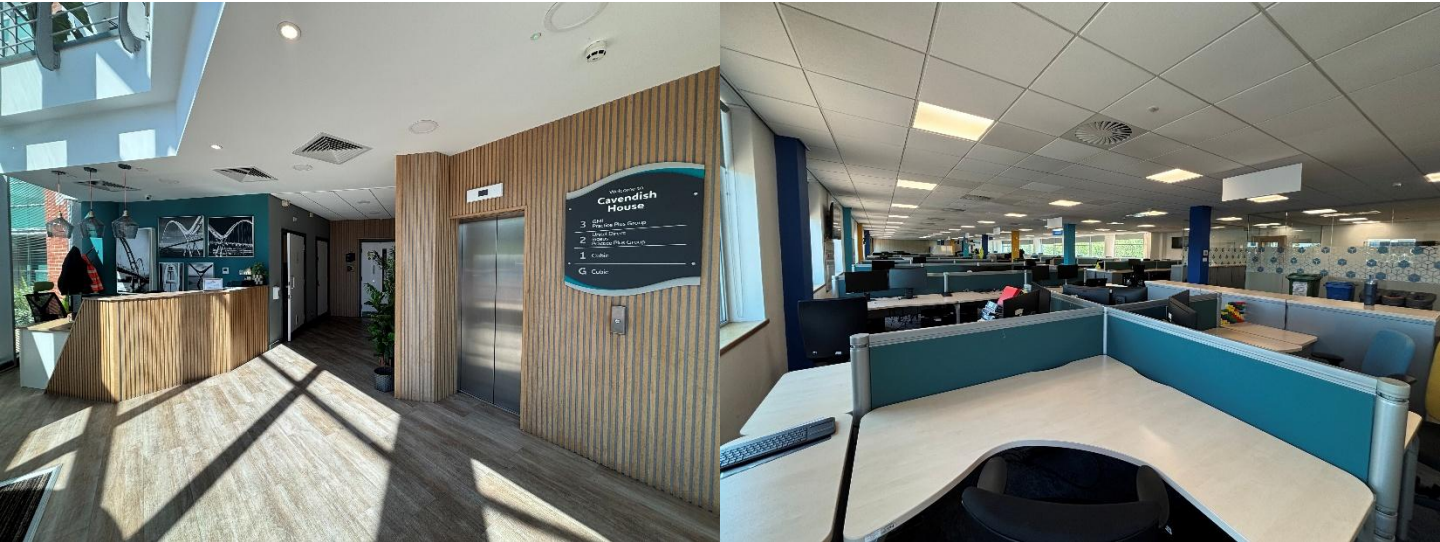
## SUBJECT TO CONTRACT



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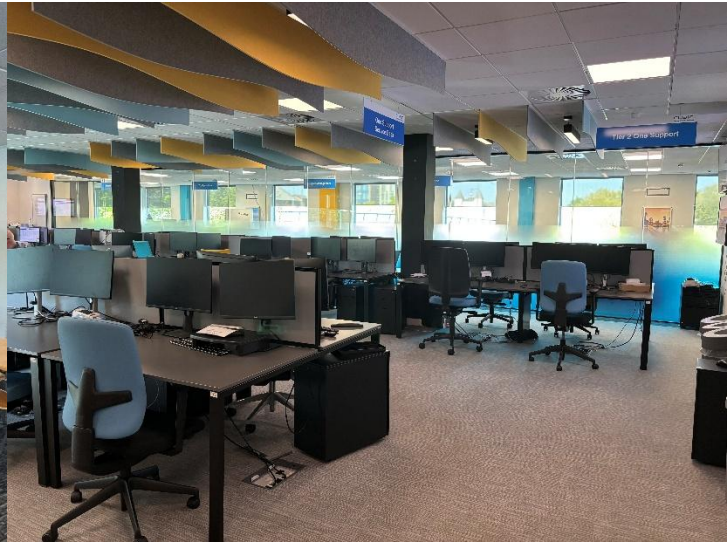
June 2026

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