

Billingham Medical Centre Surplus Offices, 58 Queensway, Billingham, Co. Durham TS23 2NP



On behalf of NHS Property Services Ltd we are delighted to offer - TO LET - HIGH QUALITY SURPLUS FIRST FLOOR OFFICE SPACE

Modern, secure, first floor office space within Billingham Medical Centre situated in Billingham Town Centre, 0.7 mile walk from Billingham Train Station from where Darlington main east coast line can be accessed within 40 minutes and Newcastle within 1 hour. The A19 lies approximately 1 mile from Billingham Town Centre. The A19 is one of the regions principal highways providing easy access to the regional motorway connections and business centres. Whilst there is no parking on site there is ample parking close by in the Town Centre.

Billingham is situated approximately 4 miles north east of Stockton on Tees and Middlesbrough and 16 miles east of Darlington via the A66 which in turn connects to the A1 (M). Darlington Railway Station is situated on the main East Coast line and is within a 20-minute drive.



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Accommodation

The property is accessed via Billingham Medical Centre main reception via stairs to the first floor.

There is a total GIA available of 360.28 sq metres 3878 sq ft of first floor office space available. There are 17 separate rooms including reception and kitchen facilities and there are further staff w/c's.

Within the total area available there is a fully secure and self contained area of 308.5 sq m 3321 sq ft of self contained office space

Proposed Terms

Asking rent £5 / sq ft equating to approximately £19,000 per annum for the whole available space and £16,500 per annum for the self contained block. Incentives may be available.

Legal costs

The ingoing tenant will be responsible for their own legal costs incurred in connection with this transaction together with any Stamp Duty and VAT where applicable.

VAT

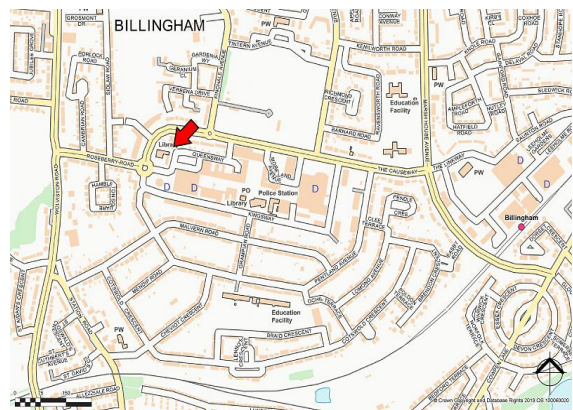
All offers where made silent of VAT are deemed to be made exclusive thereof.

EPC rating - C69

A Full Commercial Energy Performance Certificate is available upon request.

Viewing

By appointment through the Sole Agents, Browns Commercial Tel: 01642 607607



IMPORTANT NOTICE

Whilst every reasonable effort has been made by Browns Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

- (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Browns Commercial nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of Browns Commercial or the seller / lessor.
- (ii) Any photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.
- (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer / lessee.
- (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given.
- (v) VAT is applicable unless expressly stated otherwise.

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