

TO LET

MODERN RIVERSIDE OFFICE SUITES
1,150 - 3,876 Sq Ft

- Established business park location
- Riverside views
- Onsite cafe
- Large car parking allocation

TOWER
HOUSE

**Tower House, Teesdale South Business Park, Stockton On
Tees, TS17 6SF**

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TOWER HOUSE, TEESDALE SOUTH BUSINESS PARK, STOCKTON ON TEES, TS17 6SF

Location

The property is located on Teesdale South Business Park in a prominent position immediately on the right of the entrance to the park.

The business park contains a combination of office and residential buildings with a shared parking.

The building overlooks the River Tees with stunning views across the river to Stockton and Victoria Bridge and is adjacent to the well-regarded Pier 22 Café.

Description

The property comprises good quality refurbished offices over ground and three upper floors.

Floorplates are arranged either side of a central core and double height entrance lobby.

Each office is independently served with gas boiler and perimeter wall mounted radiators and small kitchenette.

Data and power is via perimeter trunking.

Accommodation

	Sq Ft	Sq M
Ground floor suite	1,150	106.84
First floor suite	1,150	106.84
Third floor suite	1,576	146.41
TOTAL	3,876	360.08

Business Rates

The valuation office website shows the following rateable values:

Gnd floor - £10,750
 1st floor - £11,000
 2nd floor - £11,250

The current UBR (Uniform Business Rate) is 49.9 pence in the pound for the 2025-2026. Enquiries regarding the exact amount payable should be directed to Stockton Borough Council on 01642 393939

Terms

The suites are available To Let by way of a new effective full repairing and insuring lease for a term of years to be agreed.

Rental offers invited based on £11.50 per square foot.

Ground floor - £13,225 pa
 First floor - £18,125 pa
 Third floor - £13,225 pa

Energy Performance Certificate

This property has an Energy Performance rating of B(45). A full copy of the certificate is available upon request.

VAT

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

