

# TO LET

MODERN RIVERSIDE OFFICE SUITES  
1,150 - 2,726 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
<b>TOTAL</b>	<b>2,726</b>	<b>253.25</b>

## 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.

## Additional Information

### Rent

£11.50 Per Sq Ft

### Legal Costs

Each party to bear their own legal costs in connection with this transaction.

### Viewing

Viewing is strictly by prior appointment please see the below contact details for further information.

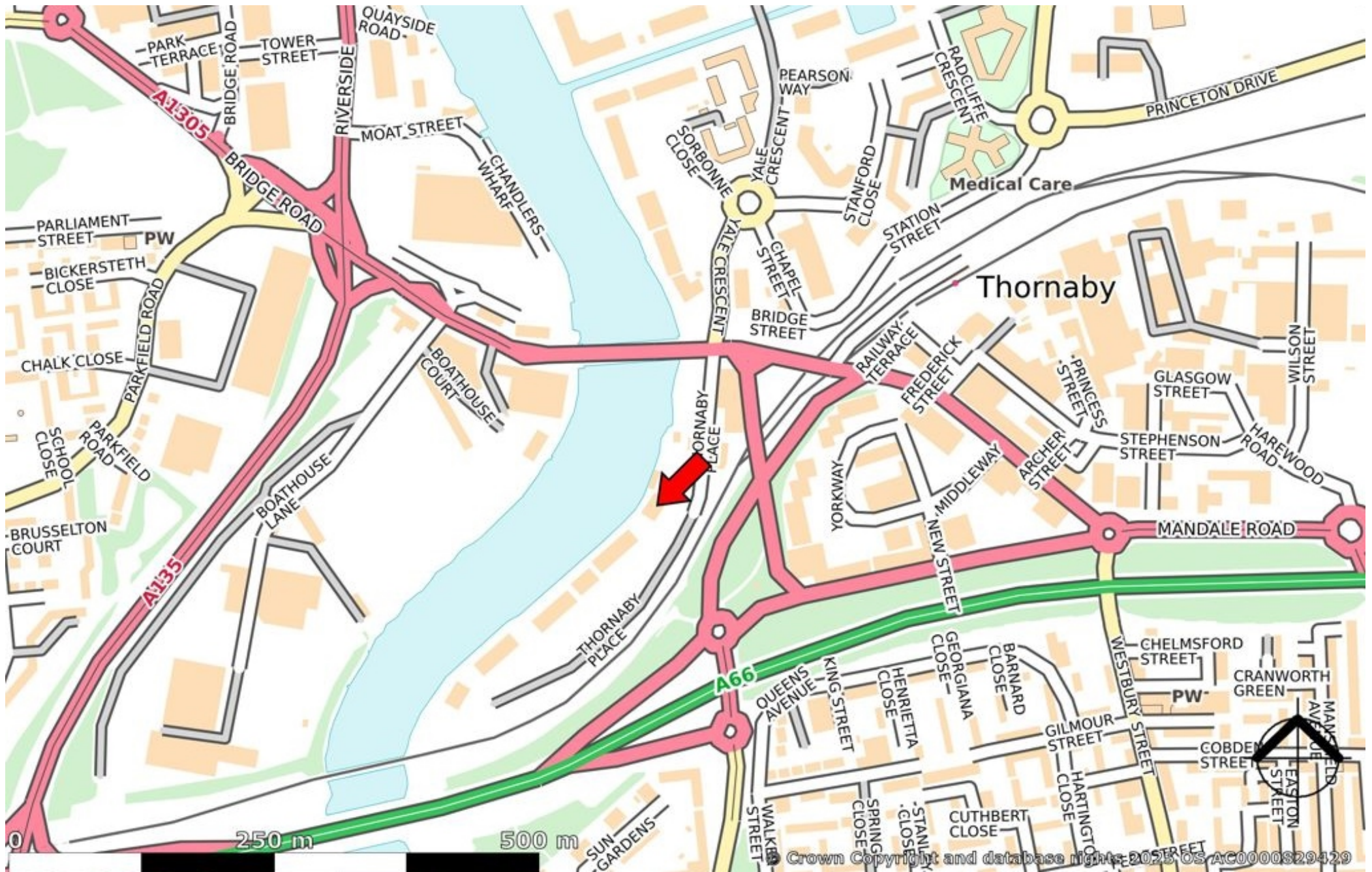
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