

## TO LET

**9-13 Scarborough Street, Hartlepool**

**Rent: from £250 pcm**



- ❖ Serviced offices available on flexible terms
- ❖ Rents from £250 per month inclusive
- ❖ Sizes from 100 sq ft to 325 sq ft
- ❖ Building includes shared kitchen and attractive meeting room
- ❖ Zero Business Rates subject to meeting qualification criteria

## Description

Substantial serviced office building situated in the Church Street area of Hartlepool. The property is divided to create 12 individual offices with shared WC's, kitchen and meeting room.

## Location

The property is situated in the Church Street area of Hartlepool which is of mixed use. Occupiers include offices, hot food takeaways, retail, licenced premises, restaurants and higher educational establishments. The property is situated close to Hartlepool Transport Interchange which includes Hartlepool Train Station and the main Hartlepool Bus Terminus. The area is currently undergoing regeneration with the local authority aiming to create a skills and innovation quarter.

## Accommodation

The ground floor includes a reception area, office and meeting room/board room. The first floor includes 7 offices and the second floor a further 4 offices. The property is well appointed and includes a full gas central heating system the cost of which is included in the rent.



## Services

The rents quoted are inclusive of gas, water and electricity costs.

## Energy Performance Certificate

The Energy Performance Asset Rating: 77 (Band D).

Full Certificate available upon request.

## Terms

To let on flexible terms at rents from £250 per calendar month inclusive of all outgoings other than business rates and telephone/broadband.

The landlord reserves their right to request a rental deposit.

## Rating Assessment

Each individual office within the development is individually assessed for business rates.

It would be expected under the current Small Business Rates Relief regime that occupiers who have a single business premises only are likely to be able to claim 100% discount.

Please contact the local authority for further information.

## Contact Information

For further information and viewings please contact Greig Cavey Commercial Limited on 01429 275791 or e-mail [enquiries@greigcavey.com](mailto:enquiries@greigcavey.com)