



TO LET

Modern Detached Office

23 Manor Way, Belasis Business Park, Billingham, Stockton on Tees
TS23 4HN

- High Quality Self Contained Office
- Detached
- Single floor-plate
- Generous Parking Provision
- On-site Café
- Manned Overnight Security
- Parkland Setting
- **Approx 250 m² (2,694 sq ft)**

Contact: Tim Carter

Email: tim@cpne.co.uk

Tel: 01642 704930

Connect Property North East

4 Halegrove Court

Cygnets Drive

Preston Farm Business Park

Stockton on Tees

TS18 3DB

Tel: 01642 602001

www.cpne.co.uk

LOCATION

Belasis Business Park is located approximately 1 mile from the A19 and 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.

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 from the park.

Newcastle International Airport and Teesside International Airport are within 45 minutes and 20 minutes respectively offering domestic and international flights.

Belasis Business Park was originally developed by English Partnerships and provides a popular development of quality office accommodation in mature landscaped surroundings. Belasis accommodates several national and international companies.

DESCRIPTION

The property comprises detached modern office building providing modern refurbished open plan accommodation. The suite is finished to an above average specification with suspended ceilings, Led lighting, gas fired central heating, double glazing, plus kitchen and staff facilities.

Dedicated parking spaces are provided plus visitor parking.

ACCOMMODATION

We calculate that the premises provide the following approximate area:

23 Manor Way - 250 m² (2,694 sq ft)

TERMS

The premises are available To Let by way of a new full repairing and insuring lease for a term of years to be agreed at an asking rent of £32,000 per annum plus vat.

BUSINESS RATES

From our enquiries with the Local Rating Authority we understand the proposed rating assessment is £15,500.

We recommend that interested parties contact the local rating authority directly to determine the precise rates payable.

ENERGY PERFORMANCE CERTIFICATE

C(74). A full copy of the EPC is available for inspection if required.

VIEWING

Strictly through the agents Connect Property North East:

Tim Carter ddl: 01642 704930

Email: tim@cpne.co.uk



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