



**Discipline Business Centre, Belasis Avenue,  
Billingham, TS23 1LG**

**FOR SALE Freehold, Discipline Business Centre, Billingham, TS23 1LG**

- For Sale Freehold Investment Opportunity. Rental Income Circa £98,000 Per Annum
- Site Area: 2.3 Acres (Approx.)
- Potential for Site Expansion or Reconfiguration (Subject to Planning)
- Multi-let Business Centre Comprising Offices, Workshops, and Ancillary Space.
- Secure Gated Site with Perimeter Fencing, Ample Parking and Service Yards

## Summary

Available Size	26,222 sq ft
Price	£1,000,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

## Description

The Grange Business Centre presents a rare opportunity to invest in a thriving, multi-let property in the heart of Billingham, Stockton-on-Tees. Conveniently located with easy access to the A19, A66, and Teesside's industrial hubs, it offers quality office and light industrial spaces that attract a diverse tenant mix. Spanning about 2,446 m<sup>2</sup> (26,322 sq ft), the site features offices, workshops, and studios, generating a steady return. With long-standing tenants, scope for rent increases, ample parking, and well-maintained, flexible premises, it's an appealing option for investors seeking reliable income and future growth. The property brings in around £98,000 per year in rent and benefits from a multi-let structure that spreads tenant risk, and includes full freehold ownership for complete control. Its strategic position near major transport links ensures strong demand, while the 2.3-acre site also offers potential for expansion or added value improvements, subject to planning.

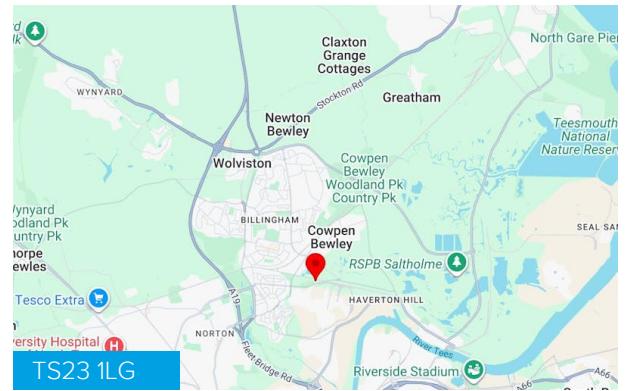
## Location

Discipline Business Centre sits on Belasis Avenue in the well-established commercial and industrial hub of Billingham, Teesside. Its prime spot near Billingham town centre offers easy access to the wider Teesside area. With the A19 close by, you've got direct routes to Middlesbrough, Stockton-on-Tees, Hartlepool, and the A66, linking you to the regional motorway network. The neighbourhood's mix of industrial, trade counter, and commercial businesses makes it a tried-and-true location for all kinds of enterprises.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Total	26,222	2,436.10	Available
<b>Total</b>	<b>26,222</b>	<b>2,436.10</b>	



## Viewing & Further Information

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