



Unit C, Park Tower, Hartlepool, TS24 7PT

Office/ Retail Unit to let with the added advantage of class E planning approval in a prominent location.

- Prominent corner position on Park Road/ A689
- Suitable for a wide range of Class E uses
- Flexible internal layout with private rooms and open-plan areas
- Attractive Grade II listed building.
- High visibility with strong passing traffic
- Established commercial location

Summary

Available Size	4,266 sq ft
Rent	£30,000 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

The property forms part of Park Tower, a Grade II listed building, and comprises a well-presented ground floor retail unit.

The accommodation is arranged to provide four individual rooms set within two larger open-plan areas, offering a flexible layout suitable for a variety of occupiers. The unit benefits from excellent natural light throughout, together with suspended ceilings and carpeted flooring, creating a comfortable and professional working environment.

The property falls within Class E use, allowing for a wide range of uses including retail, office, medical or health services, professional services, and food and beverage operations.

Location

The property is situated within the coastal town of Hartlepool, an established commercial and residential centre in the North East of England.

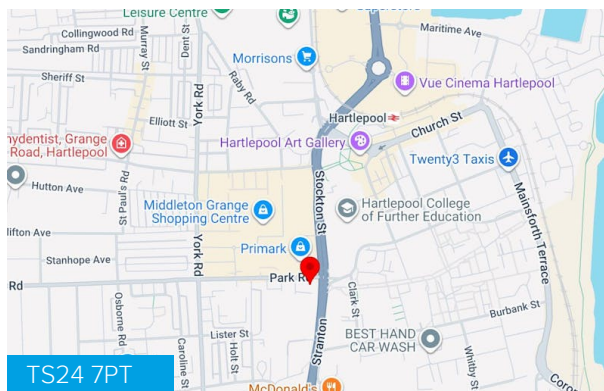
Park Tower occupies a highly prominent corner position at the junction of Park Road and the A689, one of the town's main arterial routes, providing excellent visibility and accessibility. The property is located directly opposite Hartlepool College of Further Education, ensuring a consistent level of footfall from students, staff, and visitors.

The surrounding area comprises a mix of retail, professional services, and residential uses, making it a well-established and convenient location for a range of occupiers.

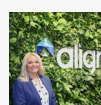
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Unit C	4,266	396.32	Available
Total	4,266	396.32	



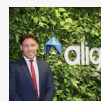
Viewing & Further Information



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