



Teesdale House, Westpoint Road, Stockton-on-Tees, TS17 6BL

Purpose-Built Riverside Offices on Prime Tees Valley Business Park

SUMMARY

Tenure	To Let / For Sale
Available Size	9,539 sq ft / 886.20 sq m
Rent	£100,000 per annum
Price	Offers in excess of £600,000
Rates Payable	£41,103.30 per annum *Estimated
Rateable Value	£74,060
EPC Rating	C (58)
Legal fees	Each party to bear their own costs

KEY POINTS

- Self-Contained First & Second Floor Offices with c. 30 Car Parking Spaces
- New Glazed Entrance with Direct Access to Reception, Lift & Stairs
- Prominent Waterside Setting within Tees Valley's Premier Business Park
- Excellent Road Links via the A66 and A19 and Just a 5-Minute Walk from Thornaby Station
- Available by Way of Long Leasehold Sale or New EFRI Lease
- Landlord Incentives Available for Occupier-Led Refurbishment

LOCATION

Teesdale House is prominently situated on Westpoint Road within Teesdale Business Park, the premier commercial location in the Tees Valley. The business park sits on the south bank of the River Tees, a short walk from Stockton Town Centre, and benefits from excellent road communications via the A66 and A19, linking to the A1(M) and regional centres including Durham, Newcastle, and Leeds.

The property is exceptionally well-connected by public transport, with Thornaby Train Station just a 5-minute walk away (approx. 0.3 miles). The station provides regular direct services to Middlesbrough, Darlington, York, Leeds, and Manchester, making it highly convenient for commuters and business travel.

Nearby amenities include Teesside Shopping Park, located just 1.5 miles away, offering a wide selection of retail outlets, cafés, restaurants, and leisure facilities including cinema and bowling.

DESCRIPTION

Teesdale House is a modern three-storey office building in an attractive waterside setting. Animal Trust Vets C.I.C has recently acquired the freehold and is currently refurbishing the ground floor to create a community veterinary hospital for their own use.

The first and second floors are now being offered for sale (by way of a new long leasehold) or to let, with a newly created glazed entrance providing independent access to the upper floors for future occupiers. This separate access leads into a dedicated lobby and lift area, ensuring a clear division from the veterinary use on the ground floor.

The current configuration of the upper floors provides a combination of bright functional open-plan and cellular office space. We understand the property is connected to all main services.

ACCOMMODATION

The accommodation comprises the following areas:

Floor/Unit	sq ft	sq m
1st	6,476	601.64
2nd	3,063	284.56
Total	9,539	886.20

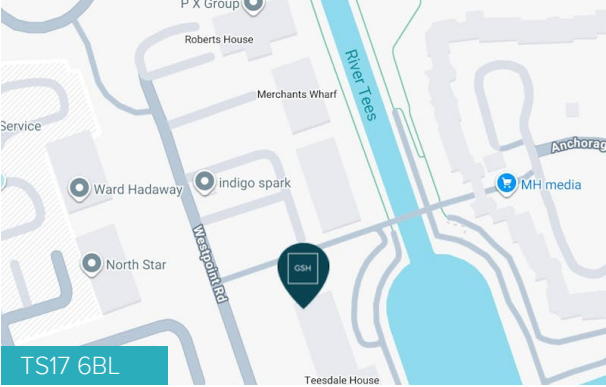
TERMS

On a sale basis, the property is being offered in its current condition, with the benefit of the newly created entrance, by way of a new long leasehold interest (for a term of years to be agreed). We are instructed to seek offers in excess of £600,000.

Alternatively, the space is available to let on a new effectively full repairing and insuring lease, with a quoting rent of £100,000 pax. This rent reflects a refurbished specification; however, the landlord is willing to offer generous incentives to instead enable the occupier to complete the fit-out to their own requirements, depending on lease terms and covenant strength.

BUSINESS RATES

Teesdale House is currently assessed as a whole; however, the values attributed to the available floors total £74,060, making the estimated annual rates payable £41,103. This value should be treated as guidance only, as the building will be reassessed following completion of separation works. Interested parties should make their own enquiries with the Local Authority.



VIEWING & FURTHER INFORMATION

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