

8 ELLERBECK WAY, STOKESLEY BUSINESS PARK, STOKESLEY, TS9 5JZ

TO LET/MAY SELL: HIGH QUALITY OFFICE BUILDING



THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

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LOCATION

Stokesley Business Park is established as one of the most desirable business location in North Yorkshire having the benefit of a high quality Market Town location with the added advantage of close proximity to the Teesside Business Conurbation

The property is positioned on the northern side of Ellerbeck Way, the principal route through Stokesley Business Park, in a visible and prestigious location.

Other occupiers of the estate include Energis, Armstrong Richardson, Sunbelt Rentals and Waters Management.

DESCRIPTION

There are generous parking facilities at the front and the rear with 23 spaces in total. The building is a two storey office with central core providing a staircase and lift to the first floor. The premises have been the home to the Novacyt Group since November 2020 and was built in 2007.

The property is well served with:

- Perimeter trunk skirting,
- Suspended ceilings,
- Partial air conditioning,
- Gas fired heating,
- Passenger lift,
- Server room
- Kitchen facility
- Male, Female and Disabled WC Facilities

ACCOMMODATION

Ground Floor: 310.46 sq m / 3,342 sq ft
First Floor: 219 sq m / 2,357 sq ft

Total: 529 sq m / 5,699 sq ft

Site Area: 0.302 ha / 0.747 acres

RATING ASSESSMENT

The premises have a Rateable Value of £38,000 and interested parties should contact North Yorkshire Council on 01609 779977 to establish the precise rates payable.

PROPOSED TERMS

The property is available to let by way of a new FRI lease for a term of years to be agreed, at an initial rent of £68,000 per annum.

The freehold interest is available to purchase and offers over £750,000 are invited.

The rent/prices quoted are exclusive of VAT, insurance, service charge and utilities.

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LEGAL COSTS

Each party will be responsible for their own costs in connection with the transaction.

VIEWING

Expression of interest strictly through this office.

Jack Robinson / Paul Stevenson

Tel: 01642 713303

Subject to contract

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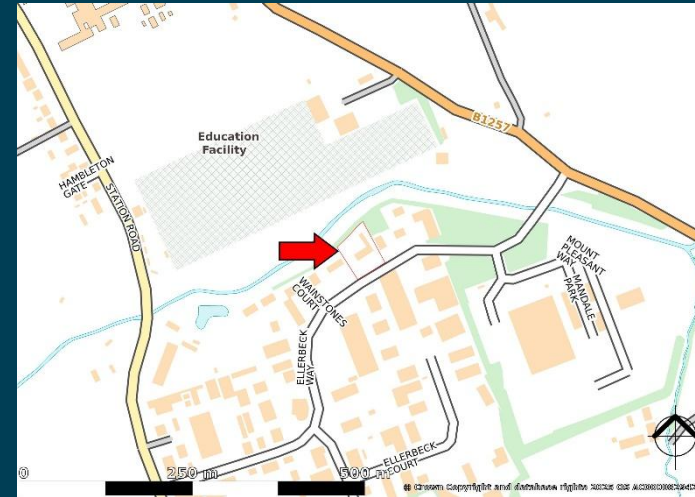
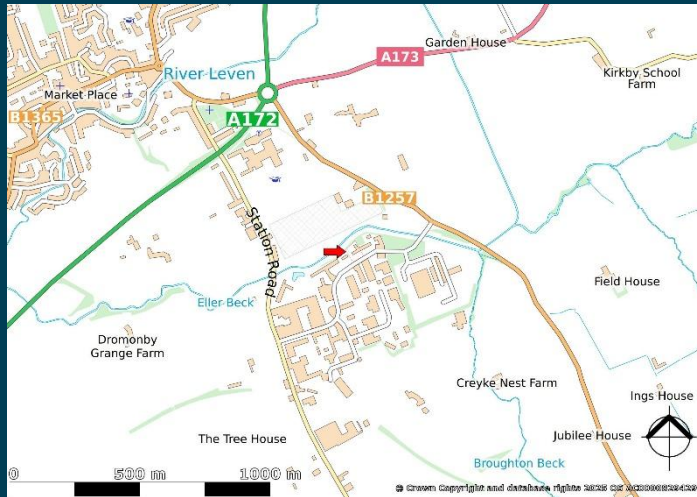
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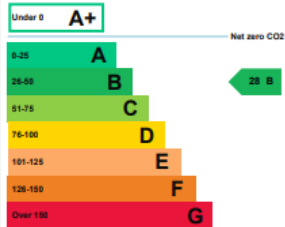
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Energy performance certificate (EPC)		
8 Ellerbeck Way Stokesley Business Park Stokesley MIDDLESBROUGH TS9 5JZ	Energy rating B	Valid until: 15 March 2025
		Certificate number: 0210-0335-1429-6297-4002
Property type		A1/A2 Retail and Financial/Professional services
Total floor area		388 square metres
Rules on letting this property		
Properties can be let if they have an energy rating from A+ to E.		
Energy rating and score		
This property's energy rating is B.		Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.
		
How this property compares to others		
Properties similar to this one could have ratings:		
If newly built	27 B	
If typical of the existing stock	80 D	

MISREPRESENTATION ACT 1967 Thomas Stevenson for themselves and for the vendors/lessors of any property for whom they act, give notice that:

- (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Thomas Stevenson cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representation and must satisfy themselves as to their accuracy;
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- (v) Thomas Stevenson will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



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