

Fudan Way

Stockton-On-Tees, Durham, TS17

£2185 pcm



Details in brief

Available Date: 06/01/2025

Deposit: £2185

Bedrooms:

Bathrooms:

Length of Tenancy: N/A

Furnishing:

Type of building: Commercial

Upad.co.uk

Telephone: 02037506355

Email: info@upad.co.uk

Full features

- Modern Waterside Offices
- Generous Carparking
- Mixed Use Location
- Close to Teesside Park
- Open Plan

Full description

Stockton on Tees is located at the heart of the Tees Valley being approximately 4 miles west of Middlesbrough, 12 miles east of Darlington and 38 miles south of Newcastle. Tees Valleys premier business location Teesdale is situated on the banks of the River Tees and adjacent to Stockton Town Centre.

This mixed-use development has successfully attracted a number of national and regional occupiers including Durham University, Barclaycard and a number of Public Sector organisations. The A66 and A19 trunk roads are also adjacent, which link into the nations transport network with the A1(M) (Junction 57) only 14 miles to the west. In addition, Teesside International Airport is 9 miles south-west along the A66. Thornaby Station is adjacent providing regular rail services into Middlesbrough and Darlington which in turn links to the nations rail network with regular services to

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London Kings Cross.

Situated to the north of the Park, Progress House is a landmark office building with superb views over the River Tees and adjacent to the iconic Infinity Bridge that links Teesdale with the next phase of development, Northshore.

Progress House offers flexible floor plates over ground, first & second floor levels. The accommodation provides a mixture of cellular and open plan offices with perimeter trunking, gas fired central heating and recessed lighting.

TERMS

The premises are available To Let, by way of a new FRI lease for a term of years to be agreed. The asking rent is £12.00 per sq ft per annum plus vat.

Dedicated car parking for approx 40 cars.

Offices available:

Ground Floor Right Hand Side = £2,185 PCM

First Floor (4,736SF) = £4,372 PCM

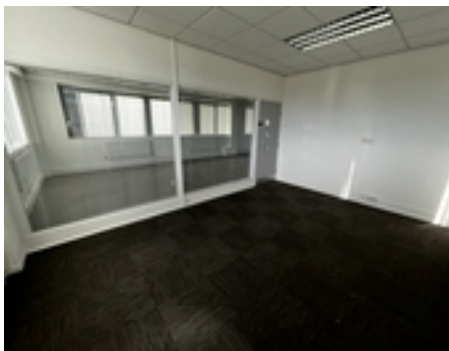
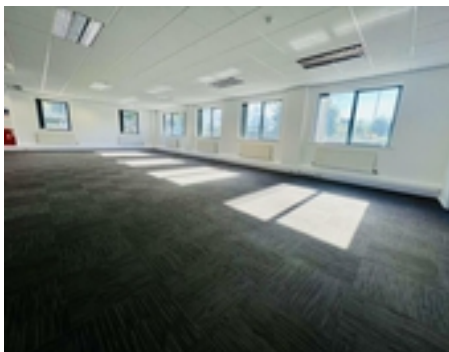
Second Floor Left Hand Side = £2,185 PCM

Serviced offices available on request on the ground floor - price to be agreed

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PLEASE NOTE: In accordance with the Property Misdescriptions Act (1991) we have prepared this information as a general guide to the property. It is not intended to form part of any offer or contract. We have not carried out a structural survey and any fittings, appliances and services mentioned have not been tested. All photographs and floorplans are given as a guide only and should not be relied upon for the purchase of any furnishings.

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