

TO LET

Ground Floor, Kildale House, 2 Dukes
Court, Teesside Industrial Estate,
Thornaby, TS17 9LR



Modern Office Building 2,489 ft² (231.27m²)

- Ample car parking
- Air Conditioned
- Male and female WCs
- Kitchen facility
- Lift Access

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Location

The property is located on Dukes Court, an office development that sits within the wider Teesside Industrial Estate. Teesside Industrial Estate is located approximately 1 mile south of Thornaby town centre, 4 miles south of Stockton on Tees town centre and 7 miles southwest of Middlesbrough.

Description

The property comprises a two-storey purpose-built office building that was built in the mid-2000s. The building is of framed construction with brick elevations, beneath a pitched and hipped roof structure with a tiled covering.

The building is arranged around a central core area consisting of a stairwell, lift and toilet facilities. The office accommodation that wraps around the core area in a 'U' shape on the ground floor.

Accommodation

The accommodation provides the following Net Internal floor area:

	M ²	Ft ²
	231.27	2,489

Rent

£25,000 per annum exclusive of rates, service charge and VAT.

Service Charge

More information to be provided.

Rates

The property has a current rateable value of £21,500 (2023 list).

EPC

The previous EPC rating was C (59); however, this is being reassessed.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, London SW1P 3AD Tel: 0207 695 1535.

VAT

The property is not elected for VAT.



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