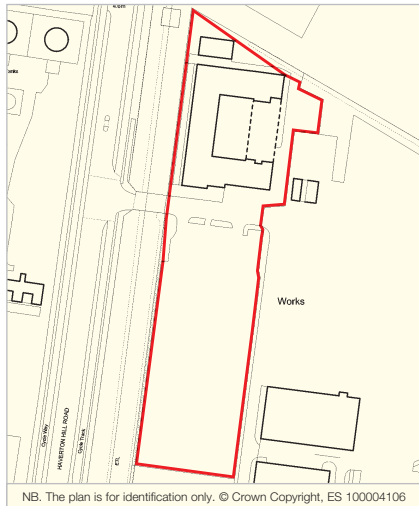


Billingham **Former Johnson** **Matthey Building,** **Haverton Hill Road,** **Stockton-on-Tees,** **County Durham** **TS23 1PX**

- **A Freehold Four Storey Detached Former Office Building**
- 170 Car Parking Spaces
- Extending to Approximately 4,173 sq m (44,912 sq ft)
- Occupying a Site Extending to Approximately 0.808 Hectares (1.996 Acres)
- Possible development potential, subject to all necessary consents being obtained

Vacant Possession

COMPLETION WILL BE SIX WEEKS FROM THE DAY OF EXCHANGE



Joint Auctioneer

Messrs Thomas Stevenson (Ref: PT).
 Tel: 01642 713303.
 Email: paul@thomas-stevenson.co.uk

Seller's Solicitor

Messrs Bude Nathan & Iwanier (Ref: ZM).
 Tel: 0208 458 5656.
 Email: zm@bnilaw.co.uk

VACANT – Freehold Office Building



Tenure

Freehold.

Location

The property is situated on the east side of Haverton Hill Road (A1046). Billingham town centre is 3.7 miles to the north-west, offering a range of shops and other facilities, including Billingham Rail Station and the open spaces of John Whitehead Park. Middlesbrough town centre is 2.5 miles to the east, via the A1032, and provides a more extensive range of shops and facilities, including Middlesbrough Rail Station and Middlesbrough College.

Description

The property comprises a detached four storey former office building. Internally, the property is partially open plan and partially partitioned off into modular office areas. The building is constructed in a 'U shape' around a courtyard area. The building benefits from two lifts and two staircases. The building may afford potential for redevelopment, subject to all necessary consents being obtained.

Accommodation

Ground Floor – 1,100.22 sq m (11,842 sq ft)
First Floor – 1,004.64 sq m (10,814 sq ft)
Second Floor – 1,034.2 sq m (11,132 sq ft)
Third Floor – 1,034.2 sq m (11,132 sq ft)

Site Area extending to Approximately 0.808 Hectares (1.996 Acres)

Planning

Local Planning Authority: Stockton-on-Tees Borough Council.
 Tel: 01642 526002.

The property affords possible potential for change of use and redevelopment subject to all necessary consents being obtained.

VAT

VAT is applicable to this lot.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.

