

# Stockton-on-Tees

## Scotswood House

## Teesdale South

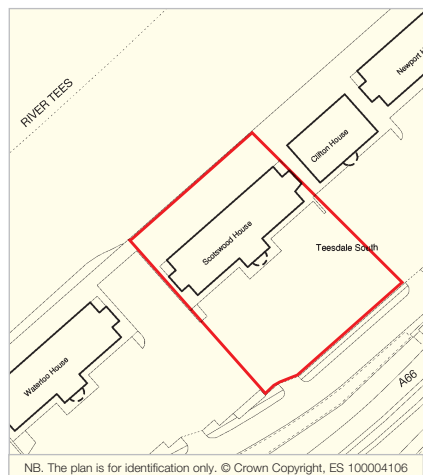
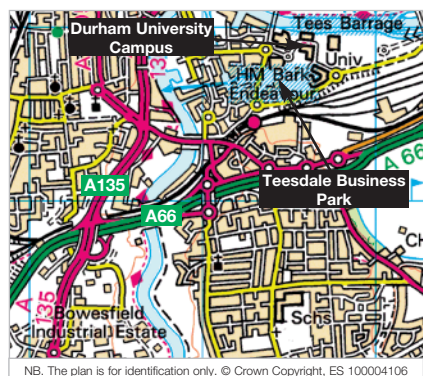
## Business Park

## Thornaby

## Cleveland

## TS17 6SA

- **Freehold Multi-Let Office Investment**
  - Located on an established business park on banks of River Tees
  - Well positioned adjacent to A66 and close to Thornaby Rail Station
  - Comprising a total of 1,937.45 sq m (20,856 sq ft)
  - Tenants include G4S, Plimsoll Publishing Ltd, Sayu Ltd and Tindles LLP
  - Extensive car parking facilities
  - Total Current Gross Rents Reserved
- £257,415 pa**



**Tenure**  
Freehold.

**Location**  
Stockton-on-Tees has a resident population of some 179,500 and is a major commercial centre located approximately 30 miles south of Newcastle upon Tyne and 4 miles west of Middlesbrough. The town benefits from excellent road communications, being 2 miles west of the A19 and A1(M) Motorway.

The property is situated within an established business park, on the banks of the River Tees. The property is accessed off Thornbury Place, which provides access to the A1130 and in turn the A66 and A135. To the north of the property are Teesdale Business Park and Thornaby Rail Station, together with numerous colleges and Durham University Queens Campus. Occupiers within the business park include Barclaycard, HM Revenue and Customs, DVLA and Siemens amongst others.

### Description

The property is arranged on ground and three upper floors to provide office accommodation with a combination of open plan and cellular office space arranged around a central core. The offices benefit from suspended ceilings, recessed lighting, central heating and an 8 person lift. Externally, the property shares the benefit of extensive car parking facilities.

### VAT

VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.

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

**Seller's Solicitor** J Armstrong Esq, Muckle LLP. Tel: 0191 211 7925 e-mail: [james.armstrong@muckle-llp.com](mailto:james.armstrong@muckle-llp.com)





No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Plimsoll Publishing Ltd (1)	Ground Floor 465.9 sq m (5,015 sq ft)	10 years from 17.12.2011 Rent review every 5th year Tenant break option in December 2016 not exercised FR & I	£76,500 p.a.	Rent Review December 2016
First Floor West	Tindles LLP	First Floor (Part) 216.10 sq m (2,326 sq ft)	9 years from 11.06.2011 Rent review in year 6 Tenant break option at end of 6th year FR & I	£30,225 p.a.	Rent Review 2017
First Floor East	Sayu Ltd	First Floor (Part) 248.40 sq m (2,674 sq ft)	5 years from 01.10.2012 FR & I	£35,200 p.a.	Rent Review 2017
Second Floor East	Support IT (UK) Ltd	Second Floor (Part) 232.9 sq m (2,507 sq ft)	10 years from 02.03.2015 Rent review in the 5th year Tenant break option at end of 5th year FR & I	£26,290 p.a.	Rent Review 2020
Second Floor West – Front	Washington Inventory Service Ltd	Second Floor (Part) 100.75 sq m (1,085 sq ft)	10 years from 01.12.2011 Rent review every 5th year Tenant break option in November 2016 not exercised FR & I	£13,200 p.a.	Rent Review December 2016
Second Floor West – Rear	Plimsoll Publishing Ltd (1)	Second Floor (Part) 128.75 sq m (1,386 sq ft)	10 years from 24.03.2011 Rent review in the 5th year Tenant break option in December 2016 exercised by tenant (3) FR & I	£17,500 p.a. (3)	12 month rental guarantee until December 2017
Third Floor	G4S Secure Solutions (UK) Ltd (2)	Third Floor 496 sq m (5,339 sq ft) Attic Space 48.65 sq m (524 sq ft)	5 years from 01.09.2015 Tenant break option at end of 3rd and 4th years FR & I	£58,500 p.a.	Reversion 2020
		<b>Total 1,937.45 sq m (20,856 sq ft)</b>	<b>Total £257,415 p.a.</b>		

(1) www.plimsoll.co.uk. For the year ended 31st December 2015, Plimsoll Publishing Ltd reported an undisclosed turnover, a pre-tax profit, a net worth and shareholders' funds of £686,052. (Source: riskdisk.com 04.11.2016.)

(2) www.g4s.uk.com. G4S is the leading global integrated security company specialising in the provision of security products, services and solutions.

(3) The tenant has exercised their option to determine the lease and will vacate on 16th December 2016. The vendor will provide a 12 month rental guarantee from this date at the same rent. For the avoidance of doubt the tenant has not exercised their option in relation to the ground floor lease.