

TO LET

Cabinet House, 7 Ellerbeck Court, Stokesley Business Park, North Yorkshire TS9 5PT



- **Prominent prestigious warehouse building.**
- **Ground & first floor offices.**
- **Dedicated parking spaces.**
- **High quality specification.**

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Situation

Stokesley Business Park is one of North Yorkshires premier business locations accommodating a number of international and regional companies.

Approximately eight miles south of Middlesbrough and overlooking the North Yorkshire Moors National Park, Stokesley is a popular location being adjacent to the A172 which facilitates access to a number of important arterial routes, particularly the A19, which provides access throughout the region.

Description

The premises are prominently positioned fronting Ellerbeck Court and are of steel portal framed construction with brick & block infill walls and profiled metal insulated cladding panels above and to the roof. Access to the warehouse is via an electric roller door which provides clear working space and an eaves height of approximately 5.5m.

The 2 storey offices to the front provide a reception area with staff and kitchen facilities leading to ground and first floor offices with suspended ceilings perimeter trunking, for data and power, and gas fired central heating. The offices are generally open plan except for a first floor meeting room/private office.

Accommodation

We calculate that the premises provide the following approximate gross internal areas.

Warehouse	347,5m2 (3,740sqft)
Offices	
Ground floor	82m2 (886sqft)
First floor	82m2 (886sqft)
Total GIA	511.5m2 (5,512sqft)
Including reception kitchen and staff areas	

Externally dedicated parking and circulation space in landscaped grounds.



Services

We have not tested any of the services but understand the premises have available and are connected to all mains services including electricity to 3 phase.

Business Rates

From our enquiries of the VOA website we understand that the premises have an RV of £15,000. We recommend that interested parties contact the local rating department to confirm the precise rates payable.

Terms

The premises are available to let by way of a new full repairing & insuring lease on terms to be agreed.

VAT

We are advised that the premises are VAT registered and therefore VAT will be charged at the prevailing rate.

EPC

The premises have an EPC rating of C53. A copy of the certificate is available upon request.

Legal costs

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

Viewing & further information

Strictly via sole agents Jackson & Partners.

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