



TO LET (MAY SELL)

High-spec Detached Office Building
Monomer House, Cheltenham Road, Portrack Interchange Business Park, Stockton on Tees TS18 2AD

PARKER KNIGHTS
REAL ESTATE

CONNECT PROPERTY
PROPERTY

LOCATION

Portrack Interchange Business Park is located centrally on Portrack Lane and provides excellent access to the A19, A66 Trunk Road and the region's road networks beyond. Teesside International Airport is approximately 9 miles to the west and the principal east coast rail connection at Darlington approximately 14 miles to the west, providing train links to London Kings Cross in approximately 2 hours 20 minutes.

Portrack Lane accommodates a number of national commercial operators including ASDA, B&Q, Magnet and Wickes DIY.

DESCRIPTION

Monomer House provides a Headquarter style 3-storey detached building is finished to a very high specification incorporating:

- Air conditioned
- Suspended ceilings
- Open plan space
- Data Box Flooring
- DDA Compliant
- Generous car parking for approx. 76 vehicles
- Led Lighting
- Passenger lift
- Helicopter landing pad
- Ground floor reception with 3 meeting rooms
- Kitchen / Breakout rooms on each floor
- Male, Female and Disabled WC's

ACCOMMODATION

Ground Floor	344 sq m	(3,703 sq ft)
First Floor	445 sq m	(4,790 sq ft)
Second Floor	445 sq m	(4,790 sq ft)
TOTAL	1,234 sq m	(13,283 sq ft)

TERMS

The building is available To Let as a whole by way of a new Full Repairing and Insuring lease for a term of years to be agreed at a commencing rent of £166,000 plus vat per annum.

Alternatively, the building may be available to purchase on a Freehold basis with further information available upon request.

RATING ASSESSMENT

The building is assessed for Rating purposes at £103,000. Interested parties should make their own enquiries of the Business Rates Department within Stockton Borough Council to determine rates payable.

ENERGY PERFORMANCE CERTIFICATE

C (67)

VIEWING

Strictly through the joint agents Connect Property North East and Parker Knights:

Tim Carter ddl: 01642 704930

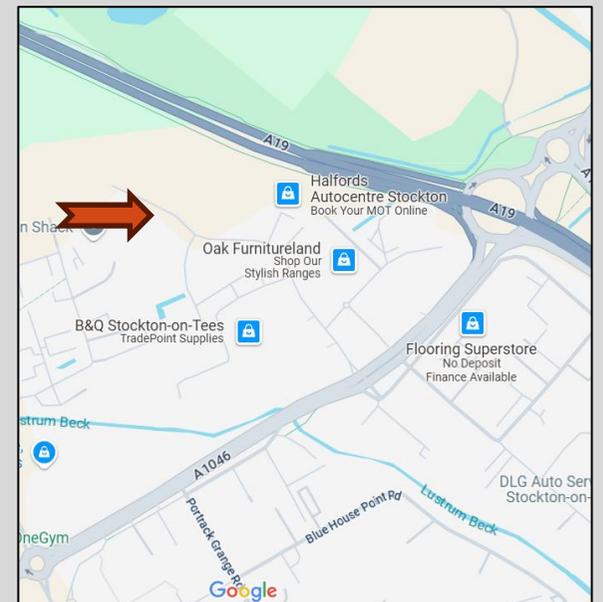
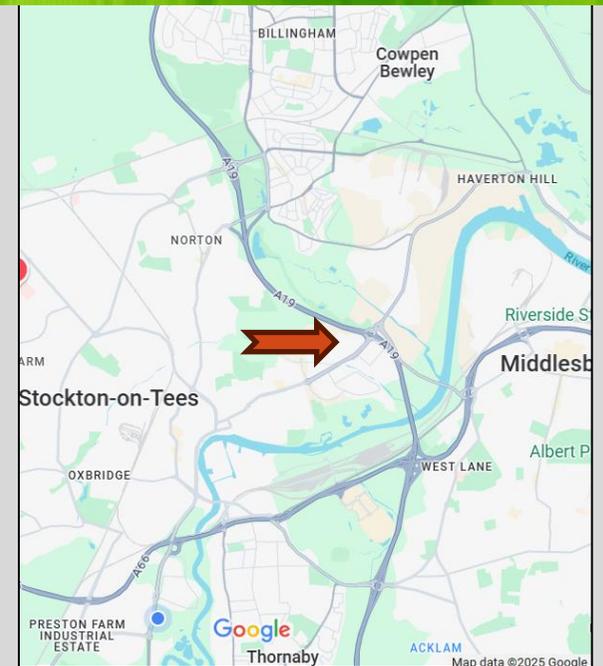
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