

TO LET

First and Second Floor Offices, 165 York Road, Hartlepool, TS26 9EQ

Rent: £5,200 per annum



- ❖ 1st and 2nd Floor offices available to let approximately 74.33 sq m/799.84 sq ft
- ❖ Situated on York Road close to Barclays, Nat West and Middleton Grange Shopping Centre
- ❖ Upper floor offices available to let over the first and second floors of a mid-terraced building

Description

1st and 2nd floor offices available to let approximately 74.33 sq m/799.84 sq ft situated on York Road close to Barclays, Nat west and Middleton Grange Shopping Centre. The accommodation is spread over the first and second floors of a mid-terraced building directly above Sedgfield Windows Showroom. The property would be suitable for a number of uses subject to the relevant planning consent.

Location

The property is located on York Road close to Hartlepool Town Centre and within walking distance of Middleton Grange Shopping Centre which is Hartlepool's Prime shopping location. The property is also by public transport and there is 30 minute free parking to the front of the property, surrounding occupiers include Gerald Shotton Furnishings, Liberties Hair and Beauty, Nat West Bank, Barclays Bank amongst other retail and office occupiers.

Accommodation

The first floor has a total useable floor area of approximately 51.95 sq m/558.98 sq ft of office accommodation in addition to a kitchen and a bathroom. The second floor comprises of 21.73 sq m/233.81 sq ft with a total useable floor area of 74.33 sq m/799.84 sq ft.



Services

The property has benefit of mains supplies of water and electricity and mains drainage. Tenants should make their own enquiries in order to confirm.

Energy Performance Certificate

The Energy Performance Certificate has been commissioned and the Full Certificate and Rating are available upon request.

Terms

The premises are available to let by way of a new lease, on an effectively fully repairing and insuring basis at a rent of £5,200 per annum exclusive of all rates and other outgoings.

The landlord reserves their right to request a rent deposit.

Rating Assessment

Part of a larger assessment please contact your local authority for more information.

Contact Information

For further information and viewings please contact Greig Cavey Commercial Limited on 01429 275791 or e-mail enquiries@greigcavey.com



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