

TO LET

Offices, Hartfields Manor, Hartlepool, TS26 0US

Rent: £30,000 per annum



- ❖ First floor Offices extending to 360.25 sq m/3,878 sq ft
 - ❖ Includes passenger lift
 - ❖ Free onsite car parking
 - ❖ Suit office and care type use
- ❖ Part of substantial supportive living development

Description

Modern office accommodation which forms part of Hartfields Manor. Hartfields Manor is a retirement village which is made up of over 200 apartments and cottages restricted persons aged 55 and over and includes a restaurant, Coffee shop, gym/spa, hair salon, convenience store and an onsite doctors surgery. The property was formerly used as an office by Hartlepool Borough Council who occupied the premises for 15 years.

Location

The Hartfields development forms part of the Middle Warren Housing Estate which has been developed in phases over the last 25 years. Hartfields retirement village opened approximately 15 years ago. The property is well located being within easy reach of Hartlepool town centre, Hartlepool Marina and the A19 which gives good regional connectivity.

Accommodation

The accommodation extends to 360.25 sq m / 3,878 sq ft and includes a meeting room, 9 offices, 2 open plan offices, 2 accessible WC's, 4 store rooms, a server room, staff room and electrical cupboard. The accommodation has ample data and power points, good natural light and a wet heating system. Entrance is via a communal entrance to the west side of the building with a lift and stairs leading to the first floor.



Services

The property has benefit of mains supplies of water and electricity in addition to mains drainage. Heating is provided by way of a community system with heat meters to record consumption and usage. There is a service charge to cover items such as buildings maintenance, site maintenance, maintenance of fire alarm etc. Full details on request.

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 effective full repairing and insuring lease, exclusive of all rates, charges and other outgoings for a term to be agreed at a rental of £30,000 per annum. The landlord reserves the right to request a rental deposit.

Rating Assessment

£31,750 Obtained from the Valuation Office Agency (www.voa.gov.uk). Effective from 1st April 2023. Rates payable are therefore £16,256 less any Small Business Relief or any other discounts, which might be applicable. Please contact your local authority for more information.



Misrepresentation Act 1967: Greig Cavey Commercial Limited for itself and the vendor(s) or lessor(s) of this property whose agent it is give notice that:- 1. These particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these particulars as to the property(s) are to be relied on as statements of fact. 3. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Greig Cavey Commercial limited nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to the property. 5. None of the buildings services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in safe and working order.

Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT.

Property Misdescription Act 1991: Every reasonable effort has been made by Greig Cavey Commercial Limited to ensure accuracy. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.