

TO LET

Unit 5, Crown Buildings, Tees Street, Hartlepool TS24 8HA

Rent: £12,000 per annum



- ❖ Ground floor suite extending to approx 171 sq m / 1840 sq ft
- ❖ Situated within Hartlepool town centre
- ❖ Flexible lease on competitive terms
 - ❖ Low/zero business rates
 - ❖ Gas central heating

Description

Office or clinical space situated within Hartlepool Town Centre. The property forms part of Crown Buildings which is a mixed use building with tenants including Hartlepool Mind, a domiciliary Care Business and Hartlepool Baby Bank.

Location

The property is situated within Hartlepool town centre, close to the Civic Centre, Middleton Grange Shopping Centre and Hartlepool Marina. To the east and north of the property is Hartlepool United football ground, Morrisons and Hartlepool Leisure Centre. There are a number of town centre car parks in close proximity to the property and free short stay on street parking is available on Avenue Road.

Accommodation

The accommodation extends to approximately 171 sq m /1840 sq ft and is made up of a reception office, series of private offices, WC's and kitchen. There are suspended ceilings throughout and the property has a gas central heating system.

Energy Performance Certificate

Energy Performance Asset Rating 93 (band D). Full certificate available on request.



Services

The property has an electricity supply via a landlords supply with consumption being recharged to tenants based on submeter readings.

The building as a whole has a gas central heating system, the cost of which is recovered via the service charge.

Terms

The premises are available to let by way of a new effective full repairing and insuring lease at a rent of £12,000 per annum for a term to be agreed.

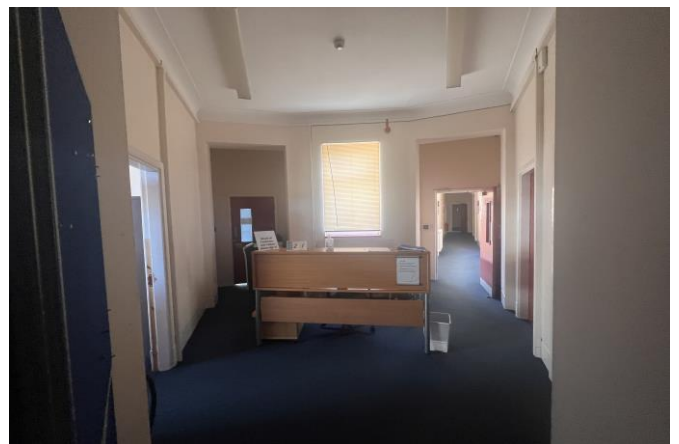
There is a service charge in place which is estimated at a cost of £5 per sq ft to include heating, fire alarm maintenance, common electricity, buildings maintenance, buildings insurance, asbestos management etc.

Rating Assessment

£7,800. Obtained from the Valuation Office Agency (www.voa.gov.uk)

The UBR for the period 2023/2024 is 51.2p in the pound. Rates payable are therefore £3,994 less any Small Business Relief or any other discounts, which might be applicable.

Please contact your local authority for more information.



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