

Office To Let

Unit 11, Evolution, Wynyard Avenue,
Wynyard, Billingham, TS22 5TB



3,860 sq. ft Self-Contained Office Unit

- On-Site Car Park
- Open Plan Office Space
- Kitchen Facility
- Raised Access Floor
- Meeting Room

SITUATION

The property is situated within Wynyard Business Park, a 700-acre development located in the heart of Tees Valley.

This business park boasts a strategic and easily accessible location, adjacent to the A19 and a mere 10-minute drive from the A1(M), ensuring seamless connectivity throughout the North East region.

Wynyard Business Park is ideally positioned just 0.5 miles from Wynyard Services, which offers a variety of amenities including a hotel and several food and beverage establishments.

Additionally, the business park is well-served by public transportation and provides on-site parking facilities.

DESCRIPTION

The office unit is situated within Evolution at Wynyard Business Park, an area designed as a courtyard encompassing several two-story, self-contained office units.

Unit 11 offers a contemporary open-plan workspace on the first floor, which includes a fully equipped kitchen facility.

The office unit features the following specifications:

- Gas-fired central heating
- Raised access flooring
- Operable windows
- Suspended ceiling
- LED Lighting
- Carpeted flooring
- Kitchen facility
- Platform lift
- Male, female, and accessible WCs

For further details please contact:



PATRICK MATHESON
0191 594 5015 or 07796 192 356
patrick.matheson@knightfrank.com

NATHAN DOUGLAS
nathan.douglas@knightfrank.com
0191 594 5002 or 07790 931318

ACCOMMODATION

Net internal areas:

Floor	Sq M	Sq Ft
First Floor	49.8	3,860

Tenure

The unit is available on an Effective Full Repairing & Insuring Lease.

RENT

£13.00 per sq. ft

Estate Charge

An estate charge is payable to cover costs of maintaining the wider estate. Further details are available upon request.

Business Rates

The rateable value of this unit is £40,250. Further enquiries should be made to Stockton-on-Tees Council with regards to Business Rates.

EPC

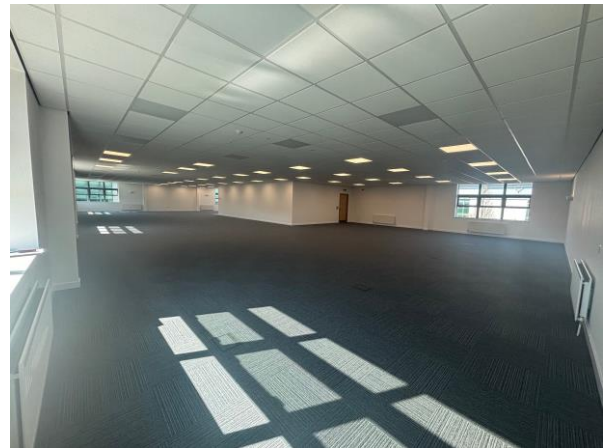
The property has an EPC rating of C(64).

LEGAL COSTS

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

VIEWING

Please contact the agents to arrange a viewing, or for further information regarding the property.



IMPORTANT NOTICE:

Important Notice: Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: The VAT position relating to the property may change without notice. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London W1U 8AN, where you may look at a list of members' names. Brochure: April 2025.