

To Let (May Sell)

Titanium House, Hanzard Drive, Wynyard Business Park, Stockton TS22 5FD

A prominently positioned office building on one of the region's most successful business parks



Preliminary Information Memorandum



Location

Titanium House occupies a prime position on Hanzard Drive within Wynyard Business Park, one of the North East's most prestigious and well-established commercial locations.

The building's position offers excellent access to regional road networks and a high-quality business environment. The A19 is reached within a 2 minute drive. Local bus services operate along Hanzard Drive providing services to Stockton, Billingham and connecting to the wider Tees Valley network.

Occupiers of Wynyard Park benefit from a blend of high quality on site amenities. New retail developments at Wynyard provided a great level of retail, anchored by **Sainsbury's, Co-op and Starbucks**. The is also an outstanding rated **children's nursery**.

Beyond its immediate amenities, Wynyard Business Park enjoys close proximity to Wynyard Services, located just half a mile away, offering **hotel** accommodation and a selection of **food and beverage** options.

Description

Titanium House is a detached four storey self-contained office building situated within a mature highly landscaped site and positioned adjacent to an impressive water feature.

A welcoming double-height atrium forms the focal point of the main entrance, creating an immediate sense of scale and sophistication. The open feature staircase provides a dramatic centrepiece to the reception area, offering an exceptional first impression.

An 8-person passenger lift serves each office floor, all of which benefit from a high-quality specification, including:

- **Air conditioning**
- **Full Access Raised Floors**
- **Suspended Ceilings**
- **LED lighting**
- **EPC – C65**

The previous occupier's fit-out remains in place, providing incoming tenants with an opportunity to reduce initial capital expenditure while delivering a sustainable fit-out solution.

Floor Areas (NIA)

Floor	Sq.m	Sq.ft
Ground (reception)	71	762
Ground (office)	1,198	12,891
First (office)	1,210	13,027
Second (office)	1,276	13,732
Third (office)	1,276	13,732
Total	5,031	54,144

The accommodation is capable of sub-division to provide office suites from approximately 3,000 sq.ft.

Terms

The property is available either as a whole or in part on a new effective Full Repairing & Insuring Lease at a rent of £12.00 per sq.ft.

Alternatively, our client may consider the sale of the Freehold, price on application.

Car Parking

The property benefits from a private car park with 160 parking spaces.

Rateable Value

Titanium House has a rateable value of £487,500

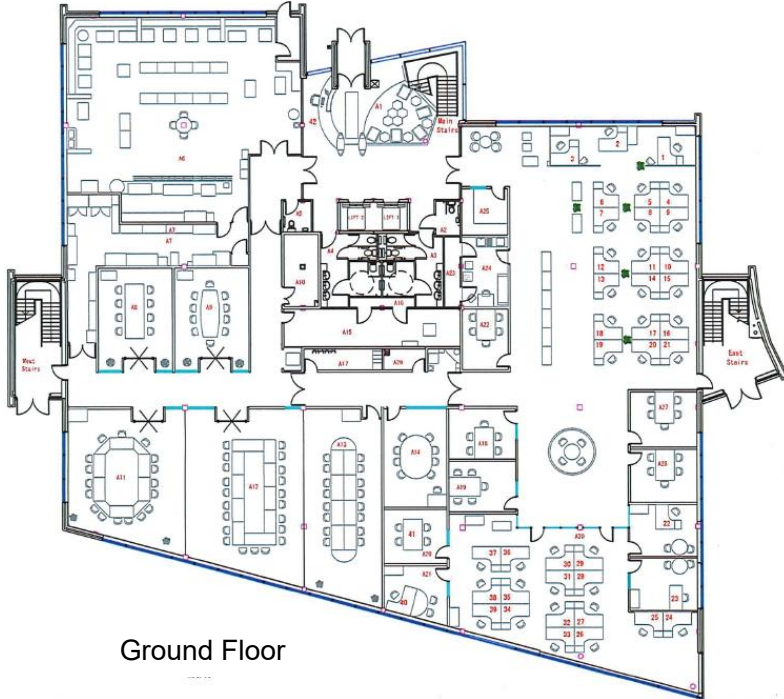
Legal Costs

Each party is to be responsible for their own legal costs in connection with the preparation and execution of all legal documentation.

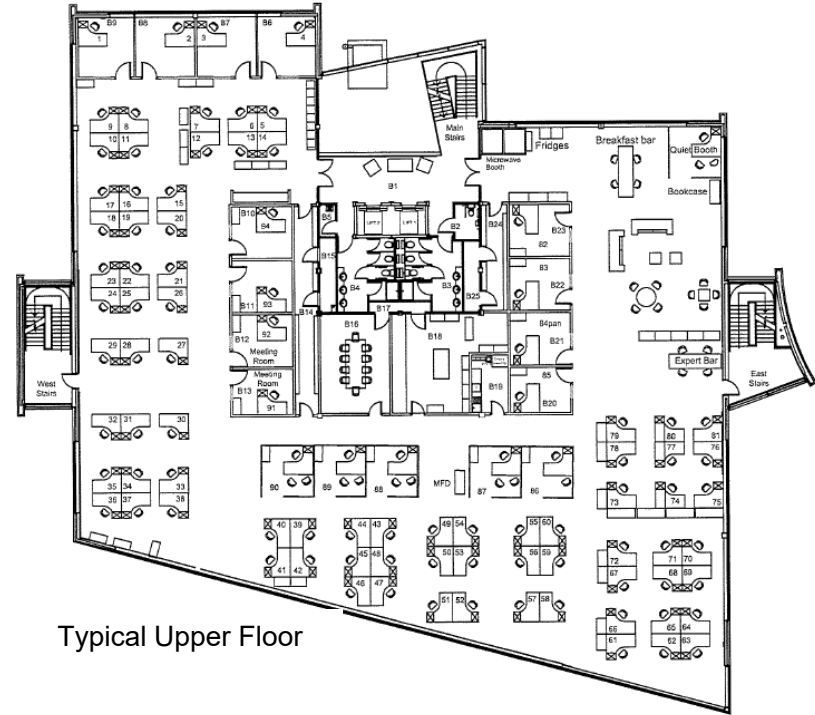
VAT

All rents are quoted exclusive of VAT.

Floor plans

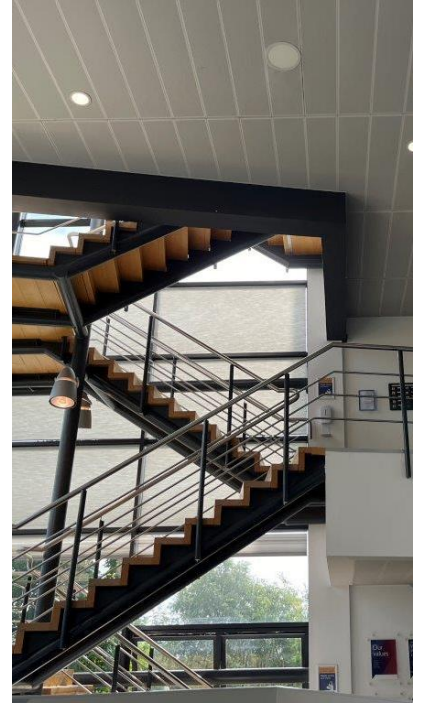


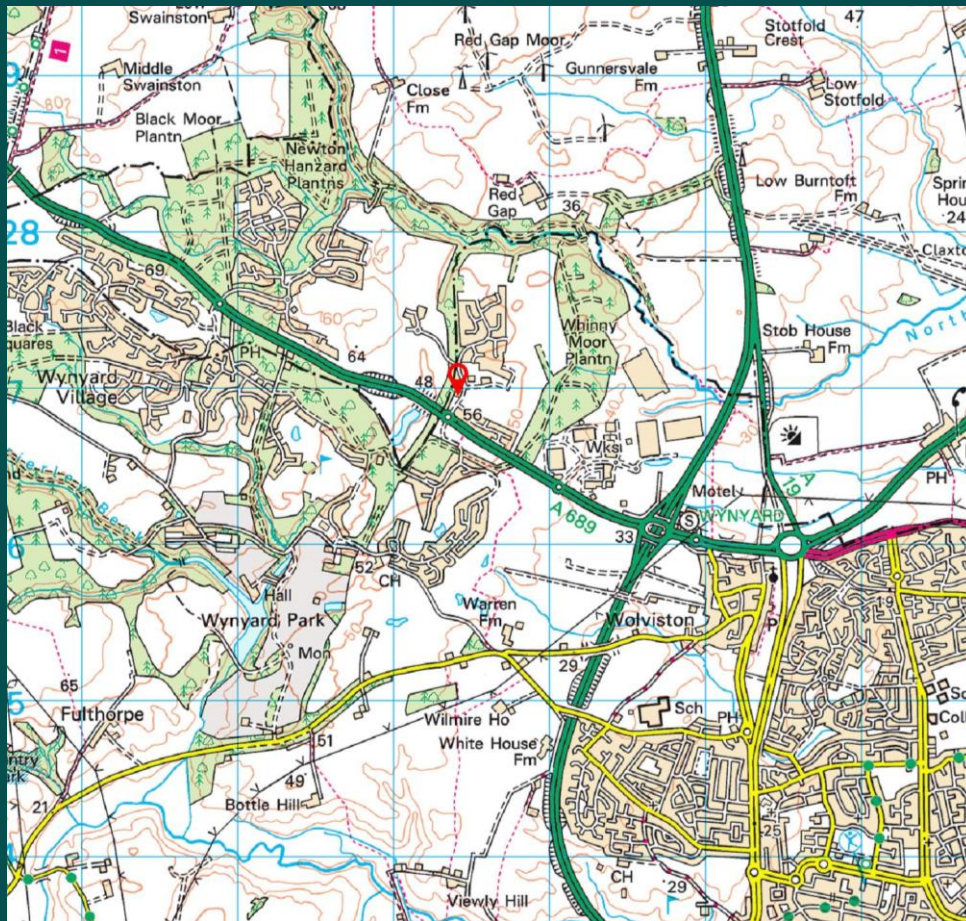
Ground Floor



Typical Upper Floor

Please note: All internal partitioning and furniture is indicative





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