

8 BYLAND WAY

Billingham, Stockton on Tees TS23 4EB

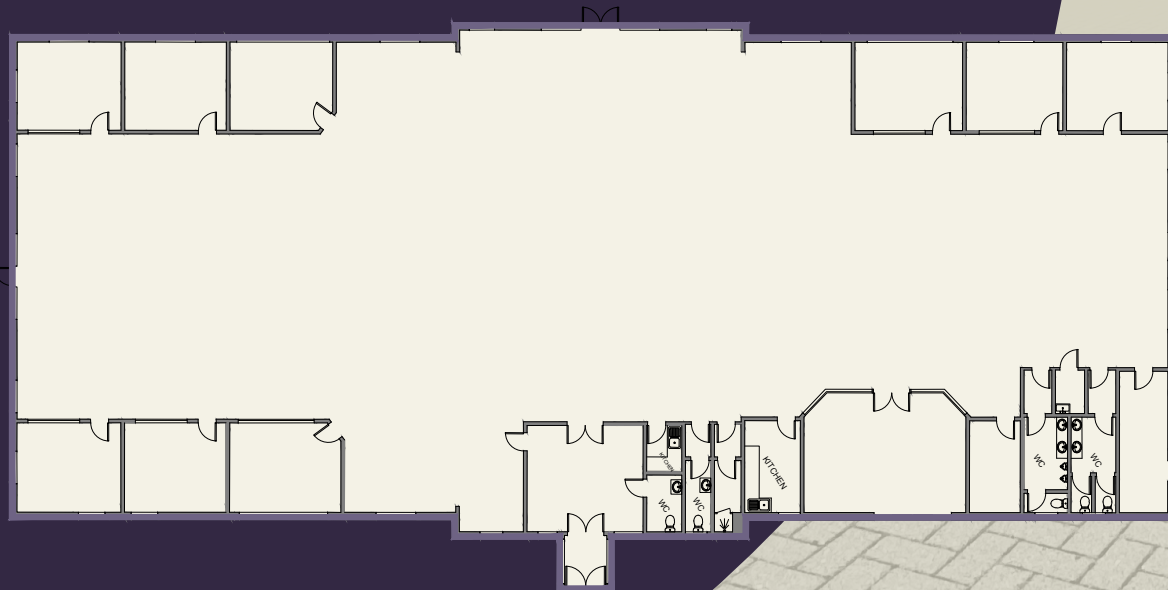


FOR SALE or TO LET
Modern Detached Office

871 m² (9,376 sq ft)



A spacious modern open plan office, with good facilities, recently refurbished with Led lighting and suspended ceilings.



- Self Contained Office
- Potential Expansion Land Available
- Generous Parking Provision
- On-site Cafe
- Manned Overnight security
- Parkland Setting
- Approx. 871 m² (9,376 sq ft)

LOCATION

Belasis Business Park is located approximately 1 mile from the A19 and 1 mile from Billingham Town Centre. The A19 is one of the regions principal highways providing easy access to the regional motorway connections and business centres. Billingham is situated approximately 4 miles north east of Stockton on Tees and Middlesbrough and 16 miles east of Darlington via the A66 which in turn connects to the A1 (M). Darlington Railway Station is situated on the main East Coast line and is within a 20-minute drive from the park.

Newcastle International Airport and Teesside International Airport are within 45 minutes and 20 minutes respectively offering domestic and international flights.

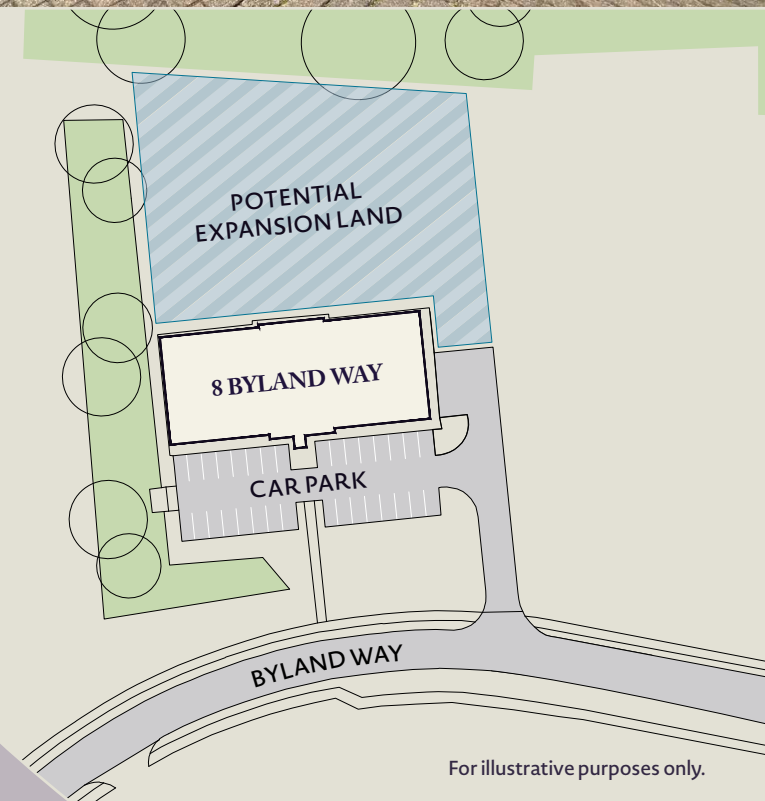
Belasis Business Park was originally developed by English Partnerships and provides a popular development of quality office accommodation in mature landscaped surroundings.

Belasis accommodates several national and international companies.

DESCRIPTION

The property comprises detached office unit providing a mixture of open plan and more cellular accommodation. The accommodation has recently been refurbished and finished to an above average specification with suspended ceilings, LED lighting, gas fired central heating, double glazing, reception area plus kitchen and staff facilities.

Dedicated parking spaces are provided for approximately 42 vehicles.



For illustrative purposes only.

TEESSIDE

Teesside is home to the largest integrated chemical complex in the UK and second largest in Western Europe in terms of manufacturing capacity.

In the 1920's ICI produced ammonia, fertiliser and plastics, today many chemical, bio-technology and engineering companies continue to operate in the Billingham Chemical Park which is supported by Belasis Business Park, it has been estimated that approximately 1,400 companies are involved directly or are in the chemical sector's supply chain in the North East.

Teesside has a world class infrastructure with a deepwater port, North Sea gas pipeline and offshore wind power.

BILLINGHAM

Billingham forms part of the Teesside conurbation that historically has thrived as a result of the chemical and petrochemical industries and is now a major focus for the off shore and renewable sector as well as the evolving new sectors of pharmaceuticals and biotechnology.



58% of the UK's Petrochemical Industry is based in the Tees Valley area.

12,000 people employed in the chemical industry in Tees Valley.

3 million people live within an hour's drive of Tees Valley.

£26bn generated in annual sales by companies involved in the chemical sector in the North East.

Major employers in the Tees Valley are ABB, Avecia Biotechnology, Culligan international, Growhow UK, Huntsmen Pigments, Johnson Matthey, KP Foods, Lucite International, Terra Nitrogen UK Ltd, Jacobs, Fujifilm and Tracerco.

ACCOMMODATION

We calculate that the premises provide the following approximate area:
871 m² (9,376 sq ft)

TERMS

The premises are available To Let by way of a new full repairing and insuring lease for a term of years to be agreed with an asking rent of 10 per sq ft per annum plus vat.

Alternatively the building is available For Sale with offers invited in the region of £995,000 plus vat.

BUSINESS RATES

From our enquiries with the Local Rating Authority we understand the rating assessment is £54,500 per annum.

We recommend that interested parties contact the local rating authority directly to determine the precise rates payable.

VIEWING

Strictly through the sole agents:

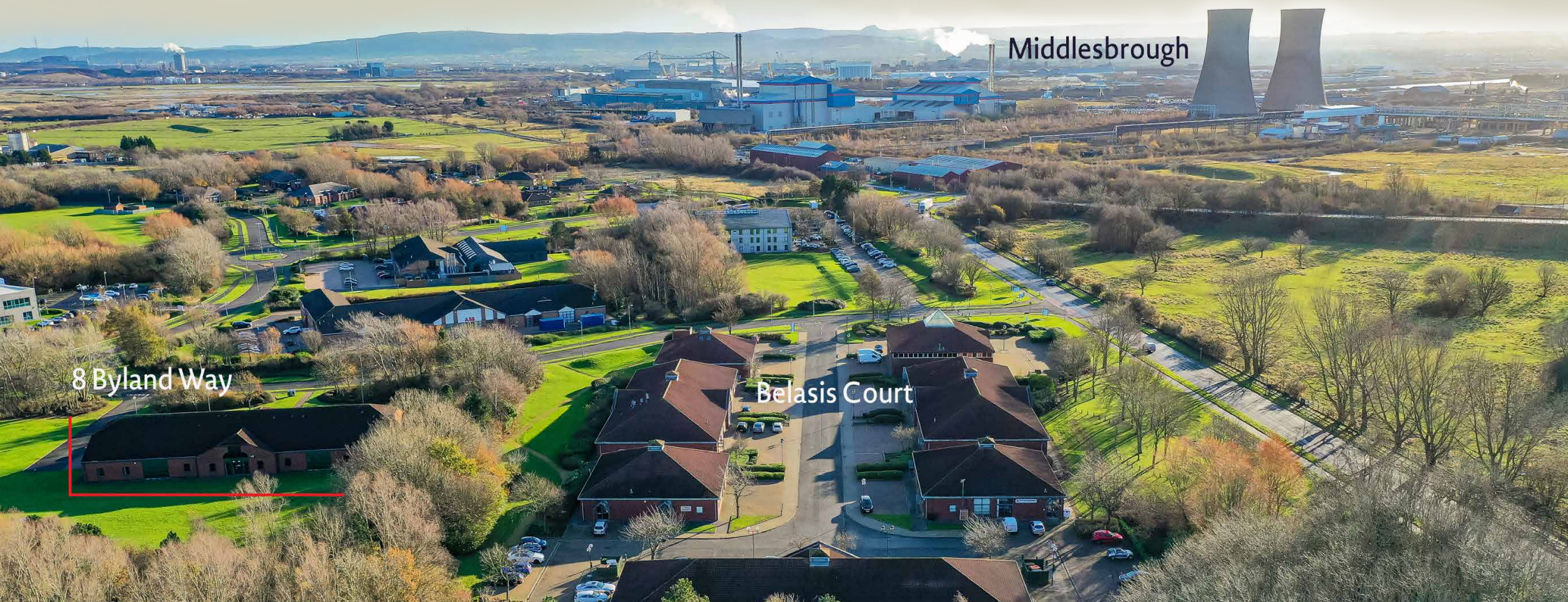


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