

Kirkleatham Business Park Redcar

New Offices for Sale/To Let 1,000 sq ft to 6,000 sq ft





For Sale / To Let		
Unit	Sq m	(Sq ft)
A4	184	(1,986)
A5	184	(1,986)
A6	184	(1,986)

Contacts

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Specification

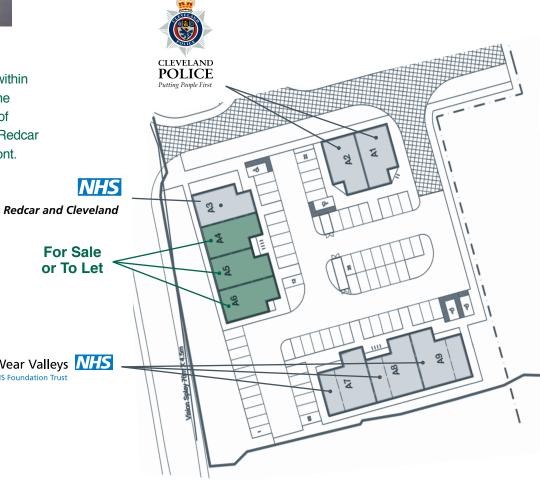
- · Contemporary design
- · Full floor to ceiling double glazing
- · Combined heating and cooling
- · Dedicated car parking
- · Self contained
- Suspended ceiling
- 2.7m floor to ceiling
- · Male/female accessible toilets
- · Carpeted work areas
- Perimeter trunking

Location

Newcastle upon Tyne

Kirkleatham is the premier Business Location within Redcar and Cleveland, situated at the foot of the Cleveland Hills, adjacent to the historic village of Kirkleatham. Situated two miles to the west of Redcar Town Centre and two miles from Redcar seafront.

The site benefits from excellent road access with a direct dual carriageway link, via the A174 Parkway, to the A19 and national motorway network. Postcode TS10 5RS.





Tees, Esk and Wear Valleys
NHS Foundation Trust

Kirkleatham
Business Park

Misrepresentation Act 196

Sanderson Weatherall LLP for itself and for 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 or representations 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 Sanderson Weatherall LLP 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.

Energy Performance Certificate



Non-Domestic Building

5, Dalaro Court Kirkleatham Business Park REDCAR TS10 5RT Certificate Reference Number:

0790-6006-0361-3920-0084

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO, emissions

 A_{0-25}

B 26-50

 C_{51-75}

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical information

Main heating fuel:

Grid Supplied Electricity

Building environment:

Air Conditioning

Total useful floor area (m2): 176

Building complexity

(NOS level):

3

Benchmarks

Buildings similar to this one could have ratings as follows:

This is how energy efficient

the building is.

61

If newly built

127

If typical of the existing stock

Energy Performance Certificate



Non-Domestic Building

6, Dalaro Court Kirkleatham Business Park REDCAR TS10 5RT

Certificate Reference Number:

0370-3092-0619-0000-2801

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



•••• Net zero CO, emissions

 A_{0-25}

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical information

Main heating fuel:

Grid Supplied Electricity

Building environment:

Air Conditioning

Total useful floor area (m²): 176

Building complexity

(NOS level):

3

Benchmarks

Buildings similar to this one could have ratings as follows:

This is how energy efficient

the building is.

63

If newly built

125

If typical of the existing stock