



Christine[^]House

Perfectly Appointed for Business

Affordable prestigious office
space available to let on competitive terms

Offering a number of suites from 1,365 sq ft (126 sq m)
to 4,273 sq ft (397 sq m) over 3 floors

Sorbonne Close, Teesdale Business Park, Stockton-On-Tees



Christine^{House} is located in a prominent position overlooking the River Tees in close proximity to Victoria Bridge to the South of Stockton Town Centre.

Other nearby occupiers include TFM Radio, Churchill Insurance, Barclays Bank, Abbey National and a variety of solicitors, accountants and government service sectors.

The Teesdale site is accessible to the A66/A19 road network to throughout the whole region. Travelling distance to Durham Tees Valley Airport is approximately 9 miles with Newcastle City Centre being approximately 40 miles to the North.

Description

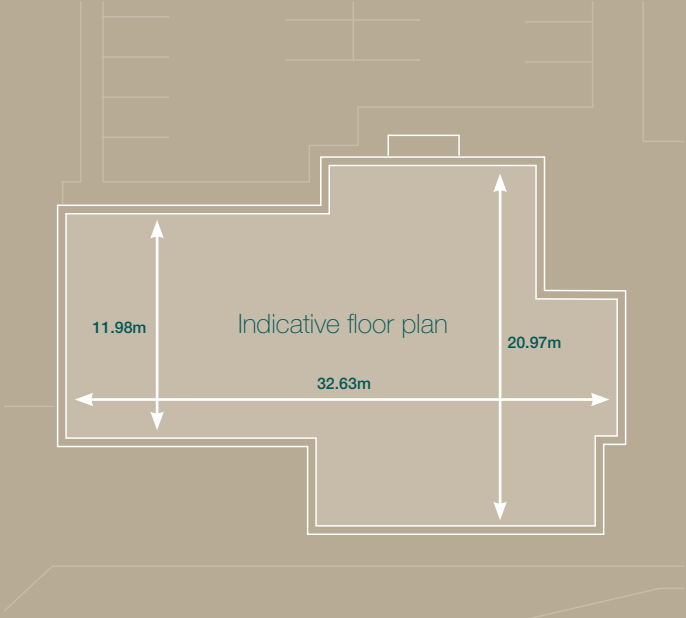
Christine House is a 4 storey high quality modern office building with the benefit of:

- Excellent views across the River Tees
- Excellent car parking ratio
- Recently refurbished feature entrance foyer
- Cat II suspended ceiling lighting
- Third floor benefiting from recent refurbishment to provide highest specification Grade 'A' offices with comfort cooling throughout
- Passenger lift
- Carpeting

Accommodation

The accommodation comprises approximately:

Part Ground Floor	2,542 sq ft (236 sq m)
First Floor	1,365 sq ft (126 sq m) to 3,248 sq ft (302 sq m)
Third Floor	1,827 sq ft (170 sq m) to 4,273.4 sq ft (397 sq m)
Total	10,063 sq ft (935 sq m)





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Prestigious offices at a riverside location.

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Approximate Driving Times

Middlesbrough:	10 mins
Sunderland:	43 mins
Newcastle Upon Tyne:	54 mins
Leeds:	1 hour 29 mins
Durham Tees Valley Airport:	21 mins
Newcastle Airport:	1 hour
Durham Railway Station:	40 mins

Rent

Rent on application.

Terms

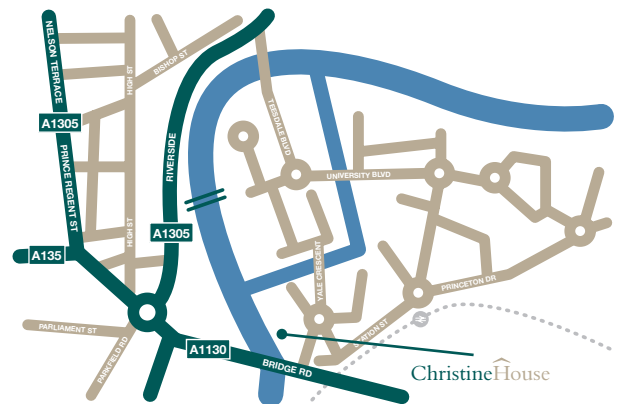
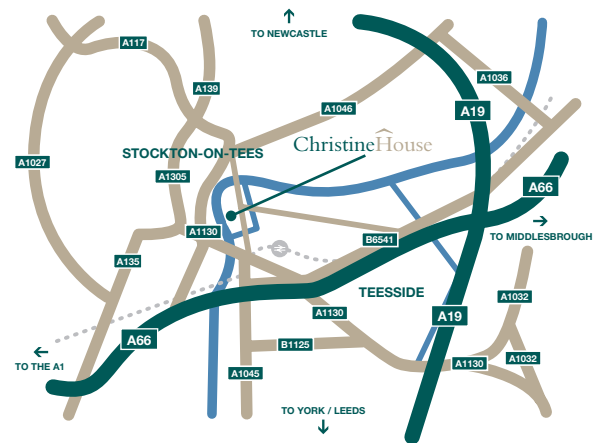
The accommodation is available to let by way of a new lease on a full repairing and insuring basis incorporating upwards only rent reviews for a term of years to be agreed. Please discuss your requirement with us.

VAT

All figures quoted are exclusive of VAT where chargeable.

Viewing

Strictly by appointment through the joint agents Naylor's Chartered Surveyors and Dodds Brown



Disclaimer. Misrepresentation Act 1967: Messrs Dodds Brown and Naylor's Chartered Surveyors for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself 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 Messrs Dodds Brown and Naylor's Chartered Surveyors nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quote exclusive of VAT. Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. April 2009.