Office Units

To Let

The Manor House,
West End,
Sedgefield,
Stockton-on-Tees
TS21 2BW

Bradley Hall

01642 265 300
teesside@bradleyhall.co.uk
www.bradleyhall.co.uk
Suite 5, 9 Evolution Business Park, Wynyard, TS22 5FG



Key Info

The Office suites are available at a rent of £16.30psf + VAT.

All inclusive serviced office accommodation arranged over three floors.

Located in the heart of Sedgefield, a market town nearby to Stockton on-Tees

Offices ranging from 107SQFT – 370SQFT. Full floor plans provided below.

Prominent Grade II* Listed Building

EPC Rating – C

Car Parking for approximately 30 car parking spaces with access too, two EV Chargers.

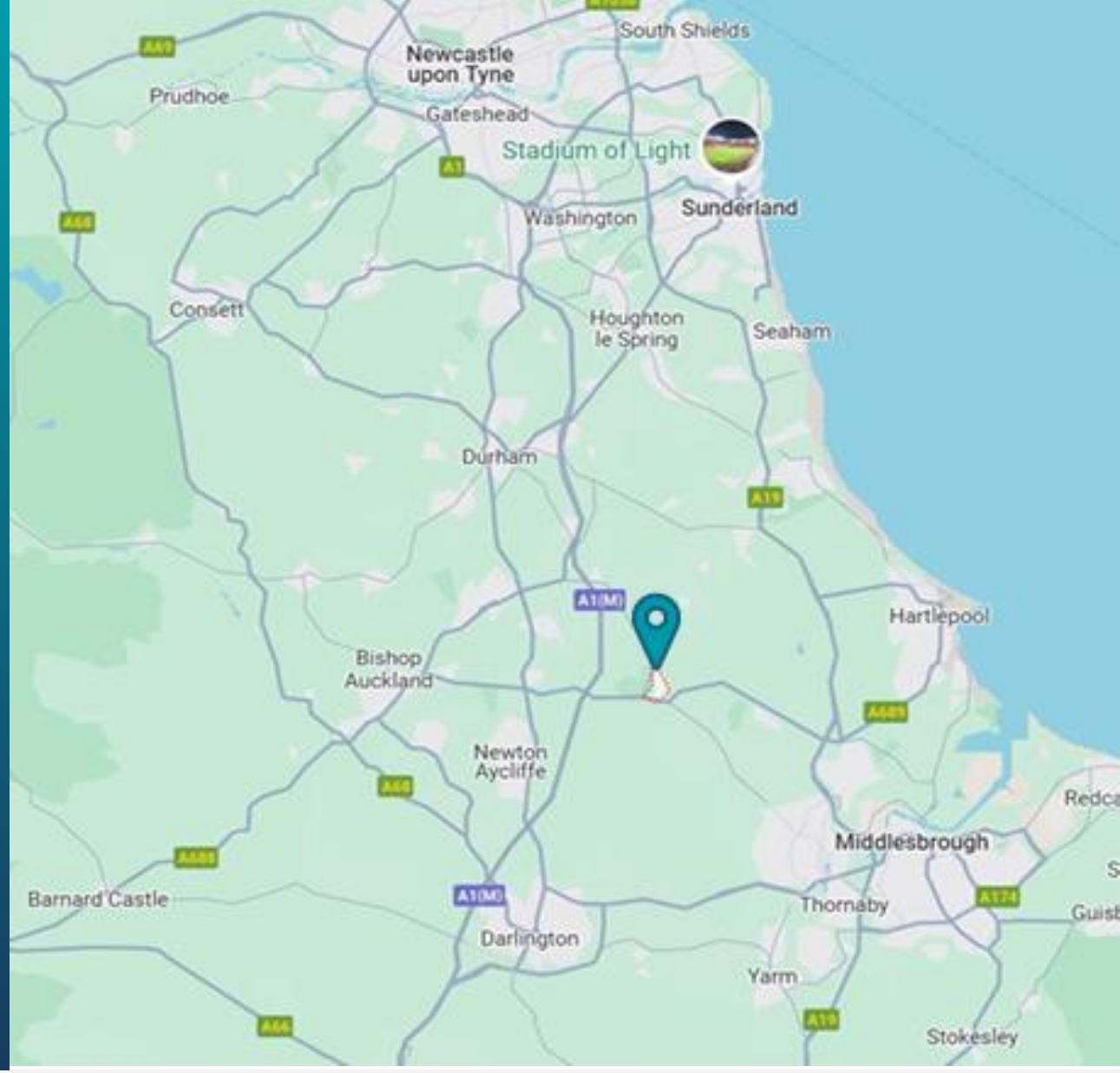
LOCATION

The Manor House is located within the town of Sedgefield, County Durham. Nearby settlements include Stockton-on Tees, Wynyard, and Billingham, making Peterlee well connected to surrounding communities.

Sedgefield is well-situated in the Northeast, lying almost equidistant to the A1(M) and A19, each with good access links north and south to Durham City Centre (13 miles), Middlesbrough (15 miles) and Darlington (12 miles).

The property itself occupies a prime position in the heart of the town, overlooking the central green. Its central placement ensures immediate access to nearby shops, cafés and services, reinforcing the property's strong presence within this well-established and desirable location.

In addition, the nearby NETPark (North East Technology Park) and established business parks at Wynyard provide a wider commercial base, attracting national and international occupiers and further strengthening the town's economic profile.



DESCRIPTION

The subject property comprises of individual offices of varying sizes with reception area on entrance and a central staircase. The property offers versatile accommodation suitable for a variety of uses falling within 'Class E'.

The property benefits from beautifully decorated office suites, large sliding shaft windows, high ceilings, gas central heating, comms and upgraded wiring and staff breakout spaces.

The property is ready for immediate occupation. Externally there are approximately 30 car parking spaces to the rear and 2 EV charging points. The basement also represents potential for use as a bar for events or otherwise.



ACCOMMODATION

First Floor Availability

Part	Sq Ft	Sq M
1.2	370	34.37
1.4	312	28.99
1.5	312	38.99



Bradley Hall

ACCOMMODATION

Second Floor Availability

Part	Sq Ft	Sq M
2.8	107	9.94

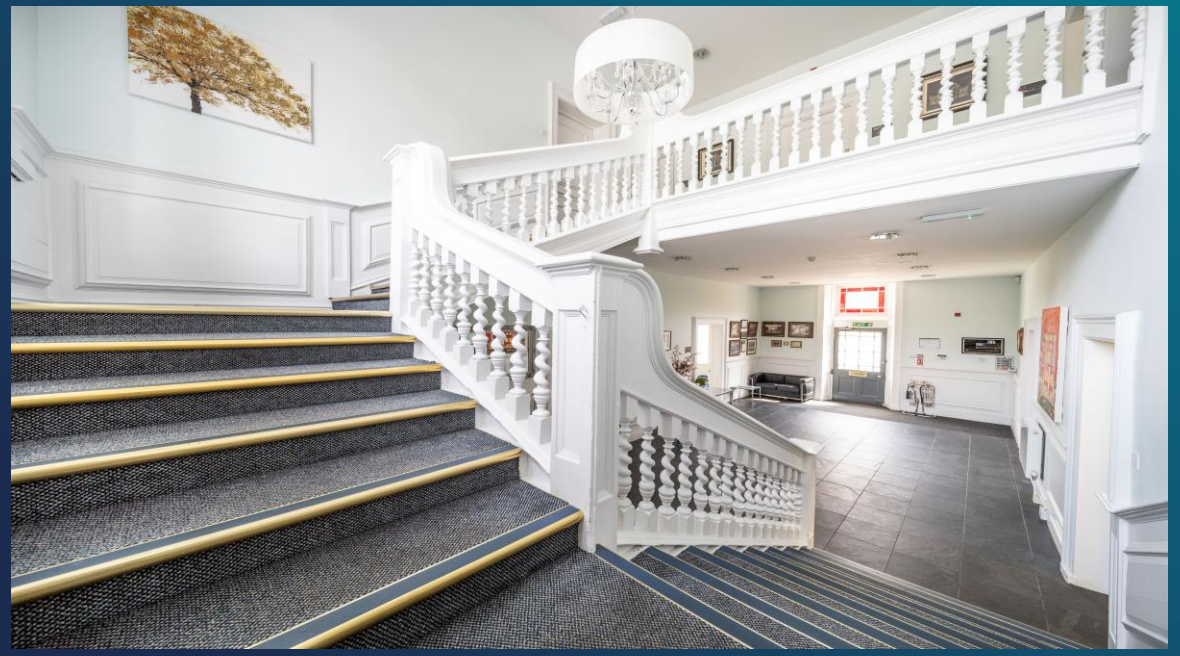


Bradley Hall




GROUP OF COMPANIES
EST. 2000





Important Information

The property is available by way of a new lease, at a rent of £16.30 psf + VAT

Rating Assessment and Service Charge

Business rates to be included in the total rent.

Service Charge for 2026 (exc. VAT)
1.2: £706.37pcm
1.4: £575.73pcm
1.5: £611.58pcm
2.8: £227.28pcm

AML Regulations

In accordance with Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

EPC

The property has an EPC Rating of C (70).

Legal Costs

Each party is responsible for their own legal costs.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

Code for Leasing a Business Premises

Interested parties are advised to refer to the RICS Code for Leasing Business Premises 2020.
February_2020_Code_For_Leasing_Business_Premises_England_And_Wales_1st_Edition.pdf



IMPORTANT NOTICE

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:
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2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. Registered in England No. 07236458
5) All details are provided Subject to Contract

For Viewings & Further Information

For all enquiries and viewing arrangements please contact sole agents, Bradley Hall Limited.

Joseph I'Anson

Tel: 01642 265300
Email: joseph.ianson@bradleyhall.co.uk

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