

Bradley Hall

OFFICE SPACE TO LET

Ground Floor,
Progress House,
Fudan Way,
Stockton-on-Tees,
TS17 6EN

Fully serviced occupation



OVERVIEW

The property offers high-quality office accommodation with a ready-to-occupy fit-out, ideal for businesses seeking immediate occupation. A spacious and bright lobby provides a welcoming entrance, complemented by impressive views across the River Tees. The accommodation is arranged to provide a generous main office area, together with two smaller rooms which are suitable for use as private offices, meeting rooms or additional workspace.

AT A GLANCE

Ready to occupy

Riverside outlook

Refurbished suite

KEY SPECIFICATION

- Generous on-site parking ratio
- Prominent business park in the Tees Valley
- Excellent river and Infinity Bridge views
- Good transport link accessibility
- Extensive refurbishment



TERMS

Available on a fully serviced basis at £28.00 per sq ft, inclusive of all utilities, Wi-Fi, service charge and communal cleaning.

●
764 sq ft
Main office

●
216 sq ft
Smaller office and Storage room

●
980 sq ft
Total accommodation

●
EPC D(84)
Plans proposed to improve to B

LOCATION

Stockton-on-Tees sits at the heart of the Tees Valley, approximately 4 miles from Middlesbrough and 12 miles from Darlington. Progress House occupies a prominent position within the established Teesdale business district, immediately adjacent to the Infinity Bridge and close to Stockton Town Centre and Northshore.

The property benefits from excellent regional connectivity via the nearby A66 and A19, with the A1(M) approximately 14 miles to the west. Thornaby railway station provides regular connections to Middlesbrough, Darlington and beyond, while Teesside International Airport lies approximately 9 miles away.

ROAD LINKS

- A66
- A19
- A1(M)

4 miles

Approximate distance to Middlesbrough

12 miles

Approximate distance to Darlington

9 miles

Teesside International Airport

Thornaby

Regular rail connections

NEARBY LANDMARKS

- Infinity Bridge
- Stockton Town Centre
- Northshore



SPACE AND VIEWS

Bright, refurbished office accommodation with views across the River Tees and Infinity Bridge.



FURTHER INFORMATION

USE

The property falls within Use Class E(g)(i) and is suitable for office use.

VAT

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

RATING

Currently assessed for rating purposes as a whole to be reassessed depending on space occupied.

VIEWING

To arrange a viewing, please contact Bradley Hall on the contact details below.

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.

Bradley Hall



CONTACT

Joseph I'Anson

+44 (0) 1642 265300

Jospeh.ianson@bradleyhall.co.uk

Jack Newson

+44 (0) 1642 265300

Jack.newson@bradleyhall.co.uk

EPC D(84)

£14.00 / sq ft

£28.00 / sq ft serviced

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