



Enterprise Court

Queens Meadow Business Park | Hartlepool | TS25 2DL



TO LET

BREEAM Good Workshop | Industrial Units
from 78.1 sq m (847 sq ft)

Location

Queens Meadow Business Park extends to 65 hectares (160 acres) and is already home to modern high class business units as well as the UKSE Innovation Centre providing managed accommodation for new start-up businesses.

The Business Park provides an accessible and attractive landscaped setting for a range of occupiers

Description

Enterprise Court is a development comprising of 21 workshops/industrial units, each incorporating office, WC and kitchen facilities. The units are arranged over three terraces, with each unit having the benefit of parking and loading areas.

Enterprise Court is set within a pleasant landscaped environment with estate security provided by a CCTV camera network.

Workshop

- Suspended gas blow heating
- Concrete floor with power float finish
- Up and over loading door [3.10m high x 3.10m wide]

Offices

- Double glazed windows
- Heating via gas boiler fed radiators
- Suspended ceilings
- Wired for power and data





Accommodation

The units have been measured on a gross internal area basis and provide the following sizes.

Unit	Size Sq M	Size Sq Ft	Unit	Size Sq M	Size Sq Ft
1	157.7	1,697	11	78.7	847
2	106.1	1,142	12	78.7	847
3	106.1	1,142	13	78.7	847
4	106.1	1,142	14	78.7	847
5	106.1	1,142	15	78.7	847
6	106.1	1,142	16	78.7	847
7	106.1	1,142	17	105.7	105.7
8	106.1	1,142	18	172.1	1,852
9	106.1	1,142	19	137.3	1,478
10	157.7	1,697	20	137.3	1,478
			21	172.1	1,852

Terms

The units are available on effective internal repairing leases.

Planning

All of the units are currently approved for B2 and B8 use classes.

Energy Performance Certificates (EPCs)

Available upon request.

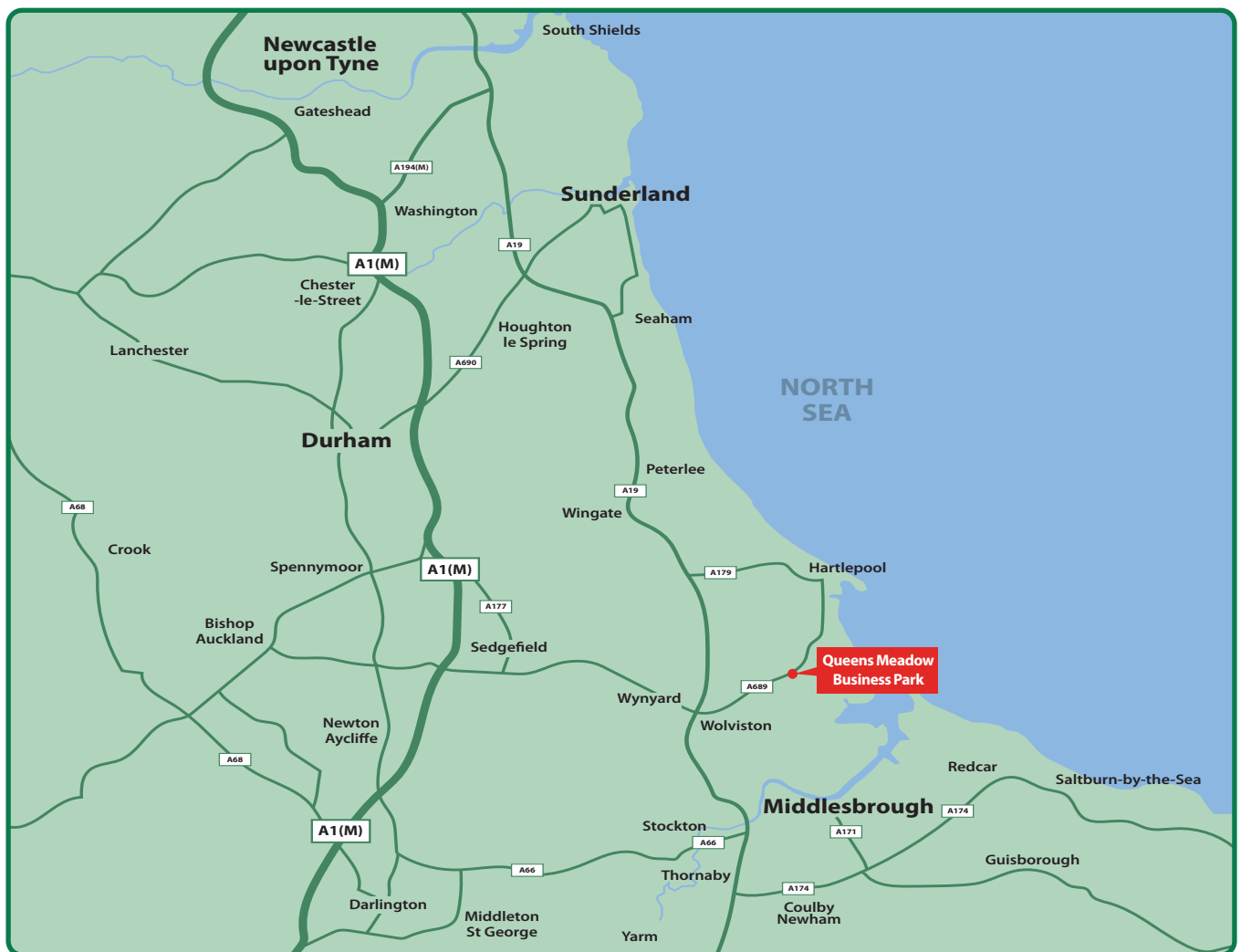
Rateable Values

Available at <https://www.gov.uk/find-business-rates>

Misrepresentation Act

These particulars shall not form part of any offer or contract and no guarantee is given as to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in these particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract.
June 22.

Location	Distance
Hartlepool	3.0 miles
Middlesbrough	13.1 miles
Teesport	18.9 miles
Teesside Airport	19.7 miles
IAMP	30.5 miles
Team Valley	35.8 miles
Port of Tyne	33.4 miles
Newcastle City Centre	38.0 miles
Newcastle Airport	43.4 miles
Port of Blyth	46.6 miles



Viewings Via:

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