

FOR SALE

MODERN OFFICE BUILDING
8,140 Sq Ft

- Available due to relocation
- Prominent location on Teesdale Business Park
- Ample on site parking
- Available with vacant possession

**PX House, Westpoint Road, Thornaby, Stockton-On-Tees, North
Yorkshire, TS17 6BF**

E: prop@doddsbrown.co.uk | T: 01642 244 130

PX HOUSE, WESTPOINT ROAD, THORNABY, STOCKTON-ON-TEES, NORTH YORKSHIRE, TS17 6BF

Location

PX House is situated on Westpoint Road within Teesdale Business Park, regarded as the premier business park in the Tees Valley employing around 5,000 people.

Key occupiers on the estate include PX Group, Stockton Borough Council, Ward Hadaway, RazorBlue, Cubic, Santander and Durham University

Thornaby Railway Station is less than a 5-minute walk from the property, providing regular services to Middlesbrough, Darlington.

The property offers convenient access to Stockton with local amenities such as shops, cafés, and riverside walks all within walking distance.

Teesdale Business Park - Future Improvements

- Redevelopment of the basin site as a new medical school for Teesside University. It is expected that the development will incorporate amenities, such as retail and food and beverage and enhancements of the river frontage.

- Teesdale Business Park will be directly linked by footbridge to the new urban park being created as part of the Stockton town centre redevelopment and due for completion in Spring 2026.

- £150 has been allocated to build a new transport interchange including bus and rail station on the site of the existing Thornaby Train Station the closest to Teesdale Business Park providing greater connectivity to the park via public transport.

- Further plans to strengthen Teesdale Business Park as premier office location in the Tees Valley, include expansion of the park into the adjacent Tees Marshalling Yards and a focus on driving growth through innovation in the health and safety sector.

Description

PX House is modern purpose-built office building forming part of the established Teesdale Business Park development.

The property provides high-quality office accommodation arranged over three floors, designed with flexibility for both small and large occupiers.

The building features double-glazed windows and a pitched tiled roof.

The central entrance lobby offers a professional reception area with access-controlled entry, leading to open-plan office suites on each floor. Internally, the specification typically includes:

- Suspended ceilings with recessed LED lighting
- Perimeter trunking for data and power
- Heating and cooling is provided by ceiling cassettes
- Passenger lift serving all floors
- Male, female, accessible WCs and kitchen to ground floor

Externally, PX House benefits from a dedicated car park providing generous on-site parking for staff and visitors, along with well-maintained landscaping.

Approximately 47 car parking spaces.

Floor plans available on request.

Accommodation

	Sq Ft	Sq M
Ground floor	2,457	228.26
First floor	2,841	263.93
Second floor	2,841	263.93
TOTAL	8,140	756.21

Business Rates

The valuation office website shows 2023 rateable value of £69,500.

The current UBR (Uniform Business Rate) is 49.9 pence in the pound for the 2025-2026 period. Enquiries regarding the actual amount payable should be directed to Stockton Council on 01642 397108

Tenure

The property is held under the following freehold titles: CE147942, CE144415 and CE146837

Energy Performance Certificate

An Energy Performance Certificate has been commissioned.

VAT

All offers where made silent of VAT, will be deemed to be exclusive thereof.

Additional Information

Price

£650,000 Offers in excess of

Legal Costs

Each party to bear their own legal costs in connection with this transaction.

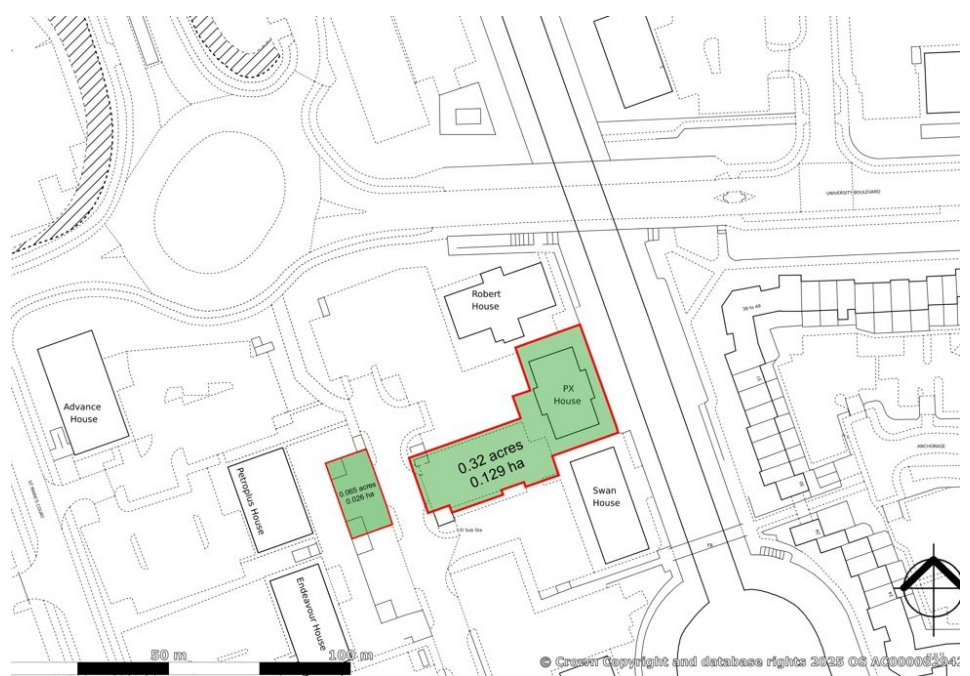
Viewing

Viewing is strictly by prior appointment please see the below contact details for further information.

Richard Wilson

07894256309

r.wilson@doddsbrown.co.uk



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