



For Sale

Phoenix House, Trenchard Avenue, Thornaby, Stockton-on-Tees, TS17 0WQ

Office Accommodation
2,820.3 sq m (30,357 sq ft)



- Town centre location
- 113 car parking spaces
- Suitable for conversion to alternative uses, subject to planning

Location

The property is located on Trenchard Avenue, adjacent to the Pavilion Shopping Centre within Thornaby town centre.

The property benefits from excellent access to regional trunk roads with close proximity to both the A66 and A19.

Description

The property provides a three-storey office building constructed in approximately 1960 with brick built structure and flat roof.

The property benefits from the following specification:

- Double-glazed window units
- Suspended ceiling with recessed lighting
- Fully carpeted
- Male, female and disabled toilets
- 1x 8-person passenger lift
- 1x goods lift
- 113 car parking spaces
- Security barrier to car park

Accommodation

The property provides the following net internal areas:

Description	sq m	sq ft
Reception	35.10	(378)
Ground Floor	1,116.90	(12,022)
First Floor	838.00	(9,020)
Second Floor	830.30	(8,937)
Total	2,820.30	(30,357)

The site provides an overall area of 0.49 ha (1.2 acres)

Services

The property benefits from all mains services.

Rateable Value

The Valuation Office Agency website describes the property within the 2010 Rating List as Offices & Premises with a Rateable Value of £131,000.

Planning/Alternative Use

Currently B1. There is potential for change of use for residential or hotel use subject to the appropriate planning consent. Interested parties should make their own enquiries with the local Planning Authority.

Tenure

The property is held by way of a 250 year lease from October 1964 at a passing rent of £8,250 per annum exclusive.

Price

Offers in excess of £425,000 plus VAT.

EPC

D:96

VAT

All figures quoted within these terms are exclusive of VAT where chargeable.

Legal Costs

Each party to be responsible for their own legal costs incurred within this transaction.

Contact Details, Viewing & Further Information

Strictly by prior appointment via sole agents BNP Paribas Real Estate

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Subject to Contract

June 2017

Energy Performance Certificate

Non-Domestic Building



Phoenix House
20 Trenchard Avenue
Thornaby
STOCKTON-ON-TEES
TS17 0DA

Certificate Reference Number:
0492-2173-5530-9700-5403

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 96 This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	3256
Building complexity (NOS level):	4
Building emission rate (kgCO ₂ /m ²):	74.73

Benchmarks

Buildings similar to this one could have ratings as follows:

33 If newly built

87 If typical of the existing stock



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