

# OFFICE SPACE AVAILABLE AT WILTON



External view of Broadway offices

The offices are located in the heart of the Wilton International site Teesside, to the East of Middlesbrough with easy access via the A174 or the A66 from the A19. Wilton is also situated within easy reach of Teesport and offers unrivalled access to on-site industrial companies.

## SITE FEATURES

- **Secure location**  
The site has its own on-site security 24 hours a day, 365 days a year. Security is provided by constantly monitored CCTV, manned entrances and a 9km perimeter fence.
- **Competitively priced utilities**  
Utilities are supplied directly by Sembcorp who generate electricity on-site to sell to industrial customers at a competitive rate.
- **Long or short term leases**  
The offices are available on a lease that can be tailored to a tenant's needs.
- **Recently refurbished**  
The offices have a modern feel thanks to a recent refurbishment of the middle floor.
- **Free car parking**  
The office building has its own car park with ample space for staff and a separate car park for visitors.



Inside Broadway offices

## VIEWING

Contact us to arrange a viewing:

Telephone: 01642 212120

or 01642 212019

Website:

[www.wiltoninternational.com](http://www.wiltoninternational.com)

Email:

[enquiries@wiltoninternational.com](mailto:enquiries@wiltoninternational.com)

# OFFICE SPACE AVAILABLE AT WILTON

## AMPLE ACCOMMODATION

Carpeted throughout following a recent refurbishment, the offices are located on the top and middle floors of a three storey building. Featuring a shared entrance, it is possible to lease either floor or just one depending upon the needs of the business.

The middle floor is split into two open plan offices with the top floor offering a mixture of smaller offices ranging from 15-51m<sup>2</sup> and a 167m<sup>2</sup> open plan office. A detailed floor plan can be seen below.

Although this is the current configuration of the building the landlord would be prepared to support a long-term tenant with modification to the interior and exterior of the building. This would be done to ensure that the building met the needs of the tenant and suited their business needs.

Contact us to arrange a viewing:

Telephone

01642 212120 or 01642 212019

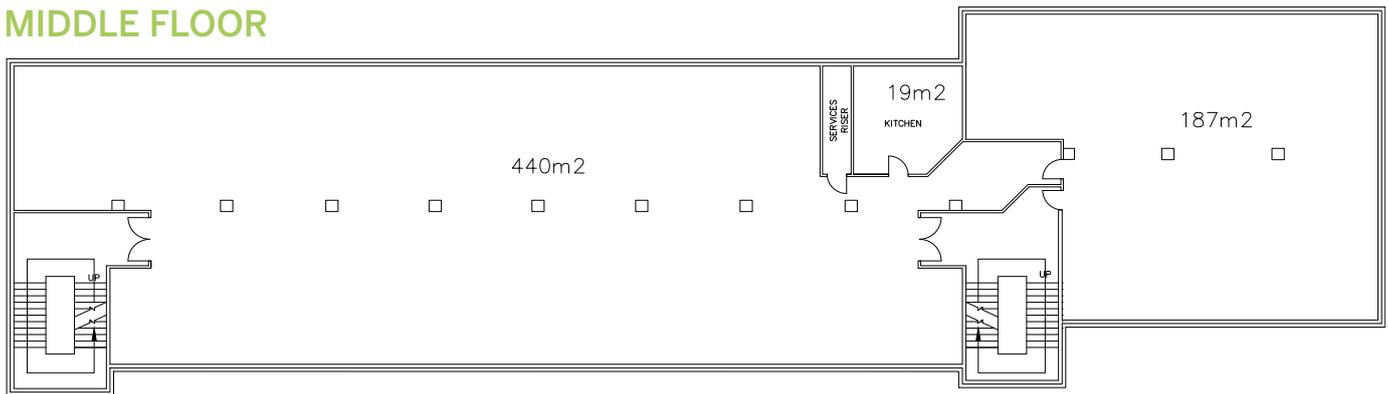
Website

[www.wiltoninternational.com](http://www.wiltoninternational.com)

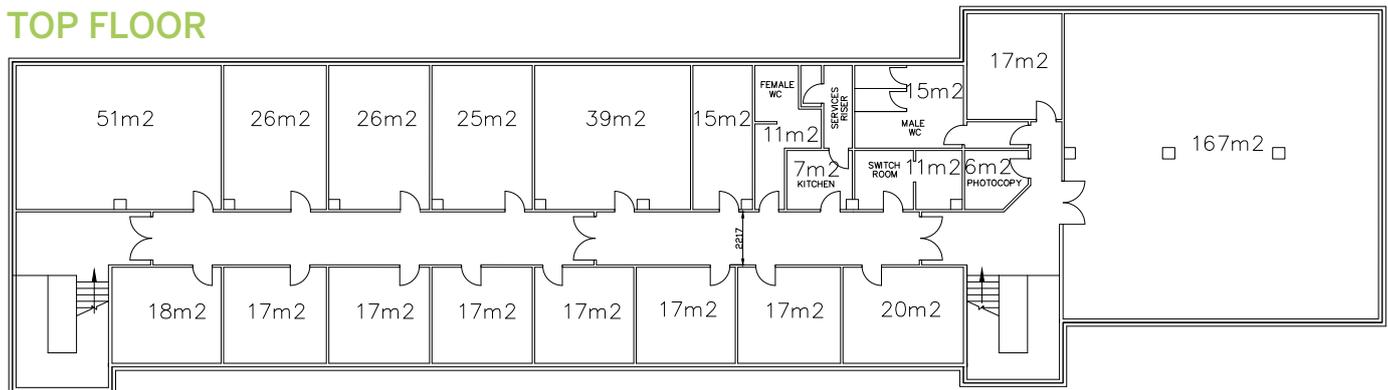
Email

[enquiries@wiltoninternational.com](mailto:enquiries@wiltoninternational.com)

## MIDDLE FLOOR



## TOP FLOOR



## TENANCY TERMS

- Rent is inclusive of external building maintenance insurance (but not contents)
- Tenant is responsible for internal maintenance and costs on takeover
- Rates are payable directly to the local authority by the tenant
- EPC certificate available upon application