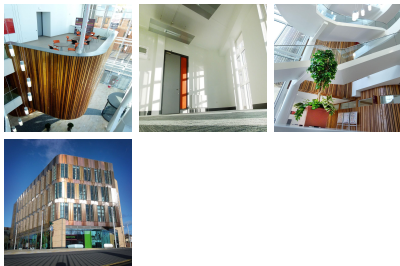


Serviced Office Space UK

Redcar TS10 1TD



This business centre is only a two-minute walk from Redcar Central railway station. For road users the building is close to the A66 and A174. The business centre is located within the Redcar Leisure and Community Heart complex which offers use of gym, swimming and exercise classes at a reduced rate for tenants (£5 discount on standard monthly fee). The leisure centre offers a 25m swimming pool; training pool; children's beach pool; sauna/steam room, and Flow Rider- Surf simulator. The price for tenants will be £31.90 per month or £297.10 annually. You will be located within five minutes of Redcar's High Street, with its known retailers and mixed offering. The High Street also offers a Friday Market and is a busy tourist coastal town resort with the new sea front and famous "Beacon" (Vertical Pier). Saltburn and Guisborough, famous Victorian towns, are located within a 10-minute drive as well as the North Yorkshire Moors for spectacular walking and scenery on the doorstep of Redcar. This office space is also located within three miles of the Wilton Business complex and many of the world's top industrial, on and offshore gas and petrochemicals and energy companies as well as the ever-growing and second busiest deep sea port in the UK, Tees Valley Sea Port.

This business centre is a stunning contemporary building created as part of a £31m leisure and office development complex, completed in 2014. Located in the market town of Redcar, this business centre is ideal for small to medium enterprises alongside traditional and large multi-national firms looking for a unique, stylish base. It is adjacent to Redcar Central railway station with national mainline connections to London in three and a half hours. Parking is easy with an underground short-stay car park and nearby long-stay parking. This centre offers stylish, modern office units, all fitted to the highest standard. Most offices and breakout spaces provide incredible views over the Cleveland Hills and North Sea coast. Tenants are supported by a dedicated in-house team, to ensure the professional smooth operation of your business. There are 46 office units, varying in size from 135 to 1,975 square feet, all located on the ground, second and third floor of the building. There are kitchenette facilities including microwave and fridge, printing and scanning on all floors. As a tenant of this office space you will have access to informal breakout spaces for you and your clients, while tenants have the options of BT or Virgin Media as their digital provider. Professional reception service during business hours (8.30am – 5pm), an underground car park, with parking permits being offered to tenant's for visitors to their business. All tenants will be offered 20% discount on meeting spaces within the centre, mail handling is provided and secure postal boxes are secured in the breakout on the ground floor. All utilities are included (except business rates), cleaned daily and maintained to a high standard.

transport links

Underground	N/A
Train Station	Redcar Central
Road Link	N/A
Airport	Durham Tees Valley International Airport

Serviced Offices

- **Price** : £250 pcm
- **Min Price** : £250 pcm
- **Min Size** : 2 wkstns
- **Max Size** : 27 wkstns