

III  
THREE ACRE



## STOCKTON-ON-TEES

HIGH QUALITY OFFICES / IN FIVE BUILDINGS  
**FROM 3,300 TO 12,700 SQFT**

An impressive office development in  
the commercial centre of Teesside

III  
THREE ACRE



# BUSINESS

A proven successful business location, the ideal relocation choice.



# TRANQUILL

An aspirational working environment where creativity and inspiration flows.







A picturesque, tranquil setting close to the River Tees.

# III IMAGE



# VIEW

A renaissance of regeneration to enjoy. A well established, transformational area where people want to be.





# DESIGN

Strikingly beautiful, high quality and high specification design.





The buildings have been designed current British Council for Offices (BCO Guide 2005) Best Practice in the specification of offices.

The buildings are complete to a shell and core standard and fitted out to the standard developer's finish (category A Specification).

# SPECIFICATION

## OFFICE ACCOMMODATION

The office accommodation extends over three floors with a centralised service core and dual access doors. The floors have been planned with a 1.5m planning module and a clear finished floor to metal suspended ceiling of 2.7m with a nominal raised floor zone of 150mm. Office temperature is controlled by a system which comprises ceiling void mounted four pipe fan coil units served from central plant located at roof level.

## ENTRANCE LOBBY

The double height entrance lobby has a glazed entrance screen containing the double entrance doors leading to the reception area. Finishes to the entrance lobby are high quality including natural limestone flooring, stainless steel balustrading and natural hardwood timber doors and handrailing. Vertical circulation is served by a single 8-person DDA passenger lift and central architectural staircase.

## TOILET FACILITIES

The toilets are designed to the occupancy rate of 1 person per 14sq.m and a 60:60 female to male ratio. The toilet facilities will be finished with full height toilet cubicles and granite vanity tops with stainless steel fixtures and white sanitary fittings.

## EXTERNAL CLADDING

The office elevations are a considered blend of buff coloured facing brickwork and high performance double glazed curtain wall system comprising of a mixture of clear and opaque glass with a triple height colonnade feature to the primary elevation containing a projecting glazed canopy.

## EXTERNAL WORKS

Car parking is provided at a ratio of 1 space per 254 sq.ft NIA, and is supplemented by covered secure cycle parking shelters. The external materials include tarmac to the car parking bays and textured paving with enhanced soft landscaping scheme including substantial semi-mature tree and shrub planting to the perimeter of the site and the central boulevard.





# SITE PLAN

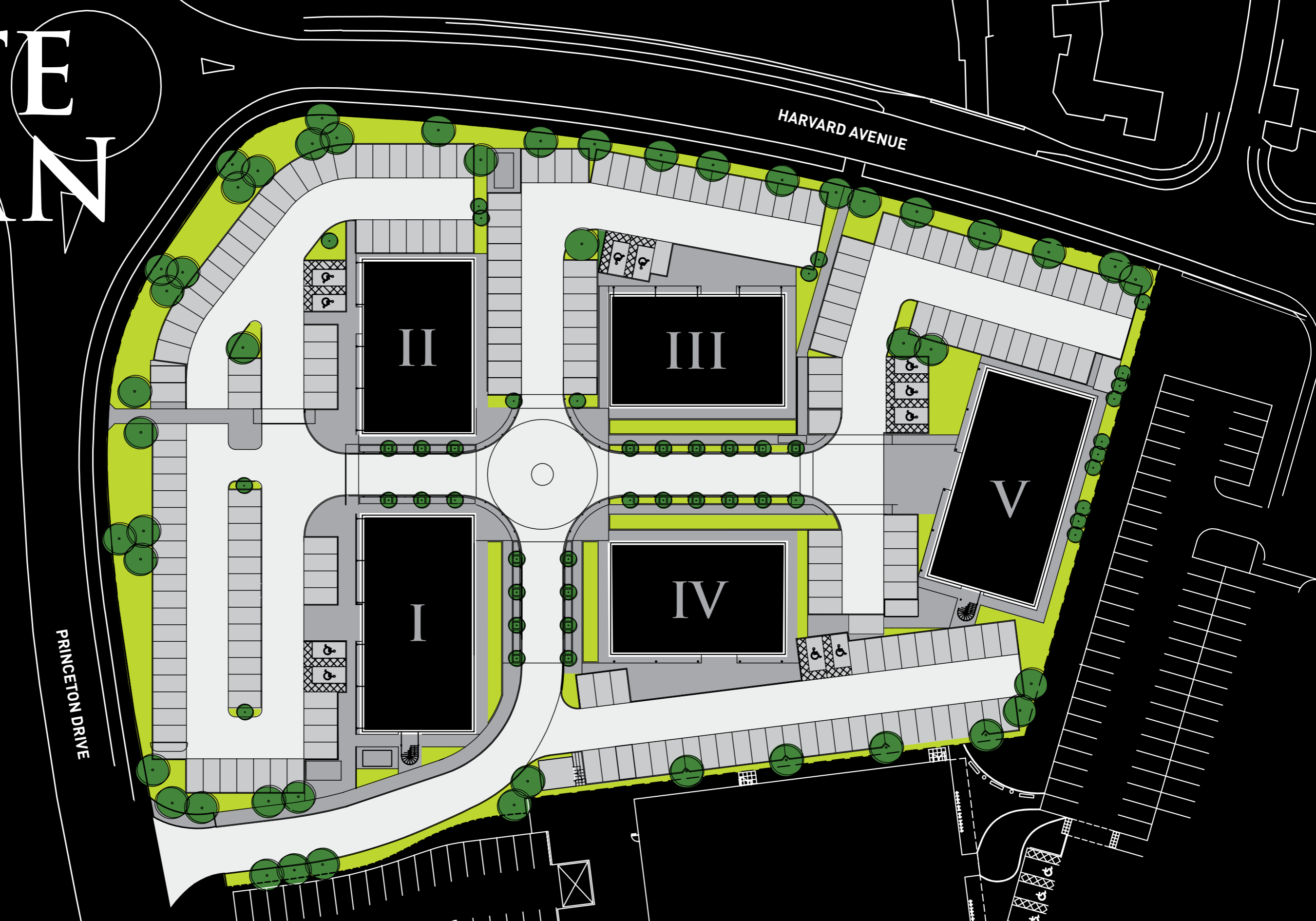
I  
12,701 sq ft 1,180 sqm

II  
10,127 sq ft 941 sqm

III  
10,127 sq ft 941 sqm

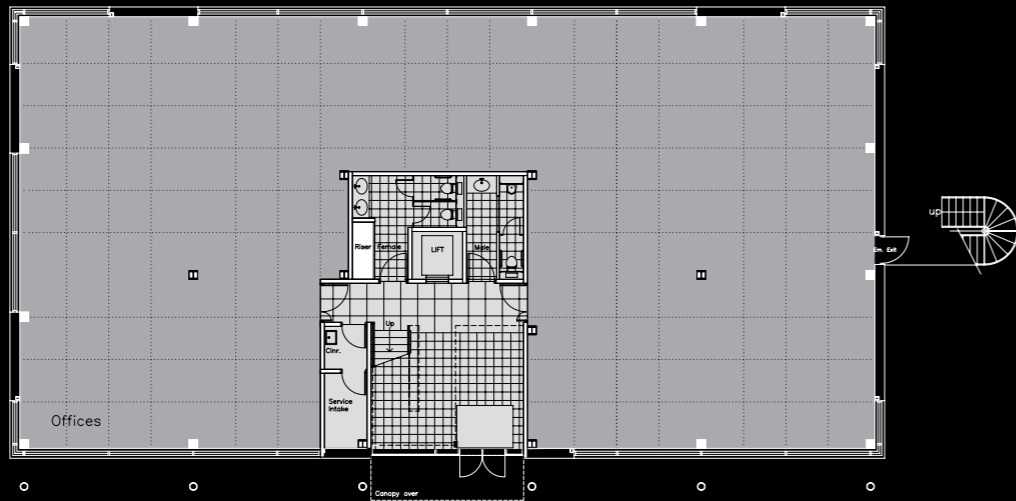
IV  
10,127 sq ft 941 sqm

V  
12,701 sq ft 1,180 sqm

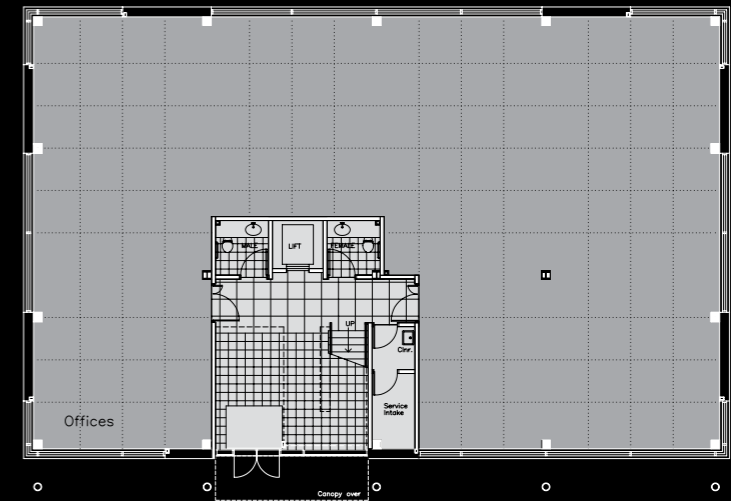




GROUND FLOOR	
4,187 sq ft	389 sq m
CAR PARKING	50 SPACES



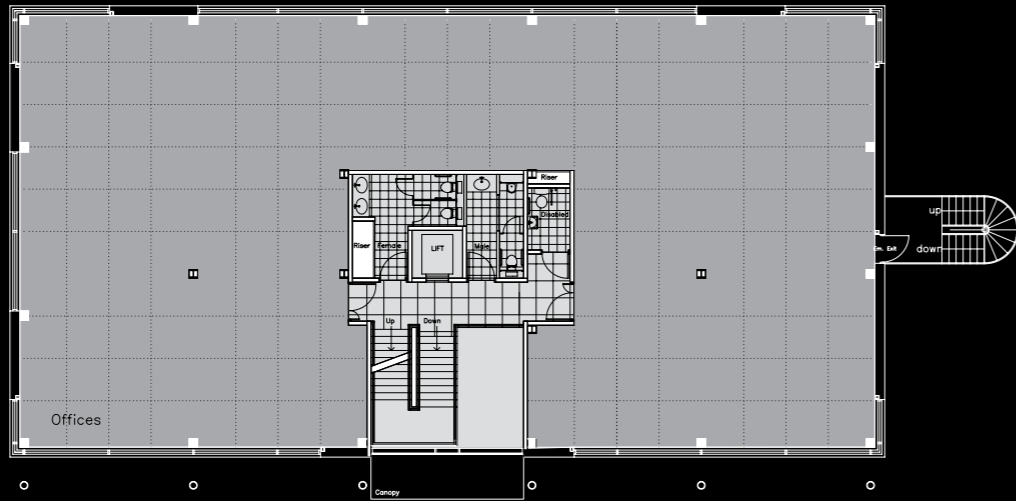
GROUND FLOOR	
3,336 sq ft	310 sq m
CAR PARKING	40 SPACES



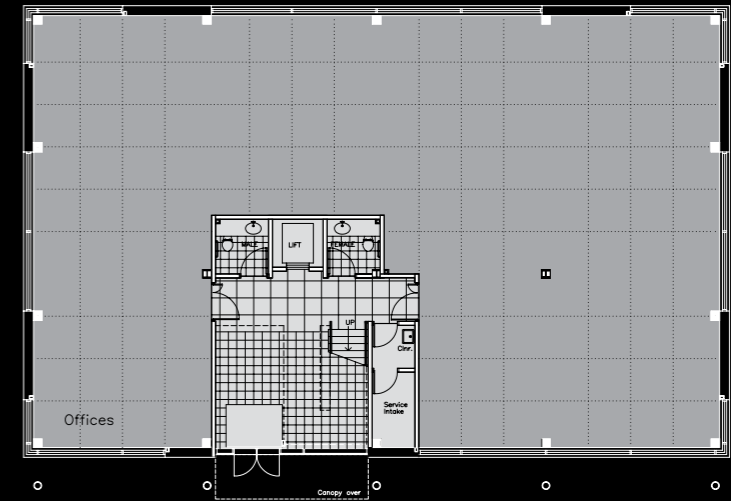
# BUILDINGS I & V

# BUILDINGS II, III & IV

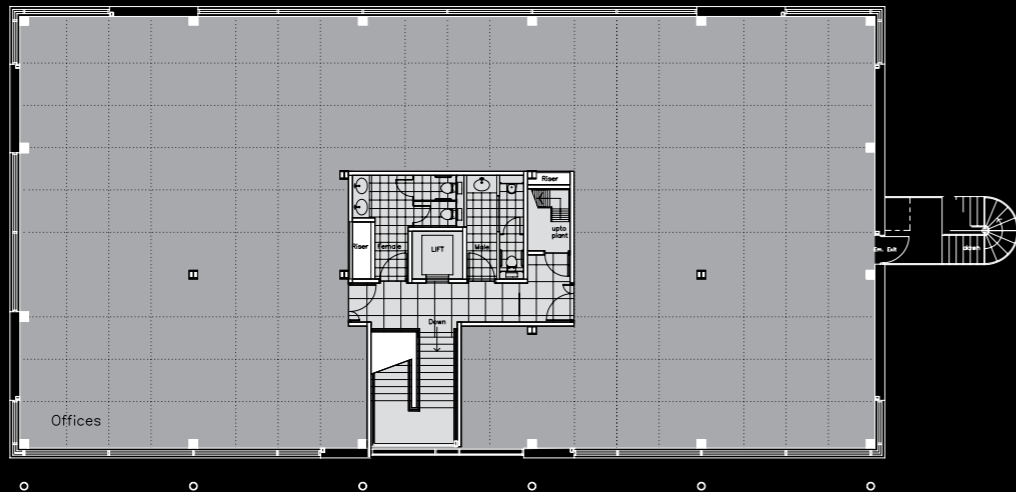
1st FLOOR	
4,198 sq ft	390 sq m



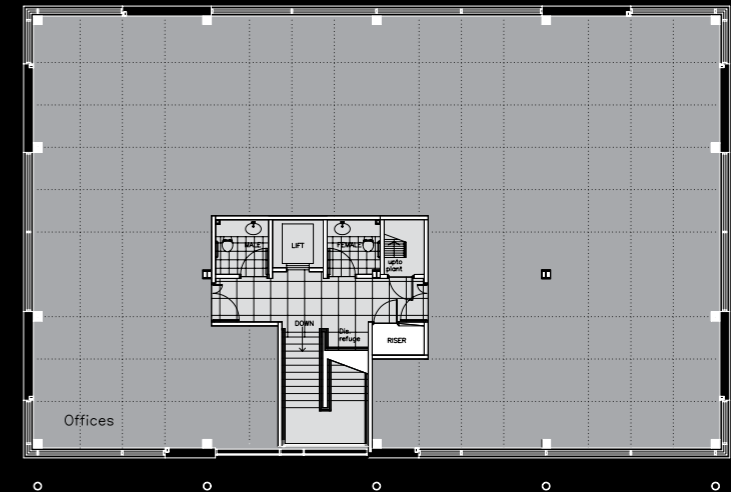
1st FLOOR	
3,336 sq ft	310 sq m



2nd FLOOR	
4,316 sq ft	401 sq m

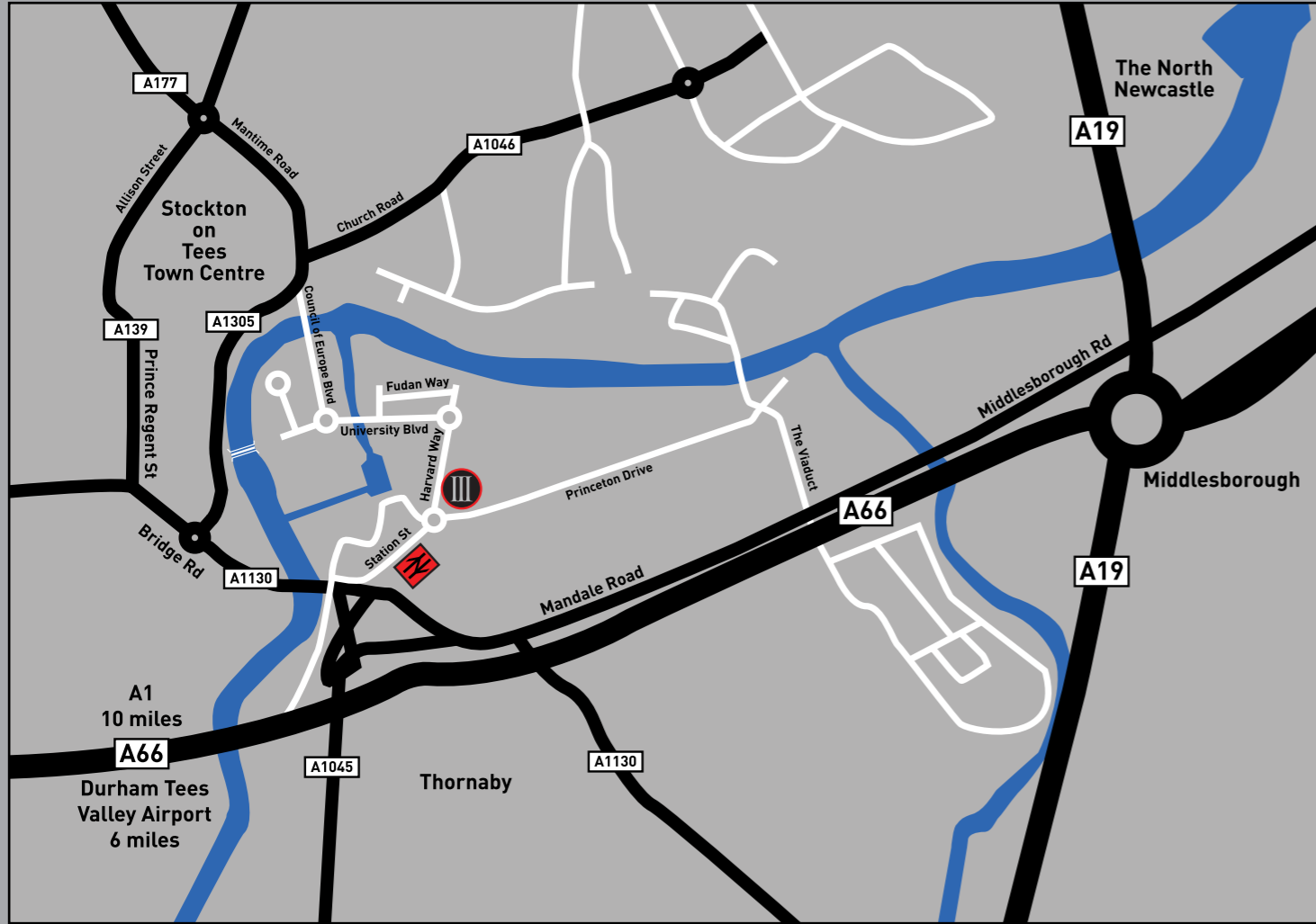


2nd FLOOR	
3,455 sq ft	321 sq m





# LOCATION



Stockton on Tees	Car	Train*	Plane+
Newcastle	40 mins	30 mins	-
Leeds	1 hr	1 hr	-
Manchester	1 hr 55 mins	2 hr 7 mins	-
London	4 hr 20 mins	2 hr 30 mins	1 hr
Edinburgh	3 hr 30 mins	2 hr	-
Dublin	-	-	55 mins

\* Darlington 5 miles by car  
 + Durham Tees Valley Airport 6 miles

Another Development by



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