

# Lot 33

£96,000 Per Annum  
Exclusive

## Tranquility House, Harbour Walk, Hartlepool, County Durham TS24 0UX Substantial High Yielding Freehold Office Investment



### Key Details

- Entirely let to Utility Alliance Enterprise Limited
- Substantial Headquarters office overlooking Hartlepool Marina
- Approximately 1,174.85 sq m (12,646 sq ft)
- Potential change of use and future residential conversion opportunity (subject to lease)

### Location

**Miles:** 19 miles south-east of Durham,  
34 miles south of Newcastle upon Tyne  
**Roads:** A19, A179, A689  
**Rail:** Hartlepool Train Station  
**Air:** Newcastle International Airport

### Situation

The property is situated on the north side of Harbour Walk, within Hartlepool Marina. The property fronts the marina and benefits from stunning views over the water. There are various bars, cafes and restaurants nearby along Harbour Walk, as well as other nearby retailers close by along Marina Way (A19) including TK Maxx, Costa Coffee, Argos, Marks & Spencer, Carphone Warehouse, Asda Superstore and McDonald's.

### Description

The property comprises a detached office building arranged over ground and three upper floors. The property benefits from assigned parking, as well as potential for redevelopment, subject to necessary consents.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six Week Completion

### Energy Performance Certificate

Band C. See legal pack.

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground	Office	357.63 sq m (3,850 sq ft)	UTILITY ALLIANCE	5 years from	£96,000
First	Office	311.06 sq m (3,348 sq ft)	ENTERPRISE LIMITED	13/12/2016 until	
Second	Office	333.99 sq m (3,595 sq ft)	(1)	12/12/2021	
Third	Office	172.17 sq m (1,853 sq ft)			
<b>Total</b>		<b>1,174.85 sq m (12,646 sq ft)</b>			<b>£96,000</b>

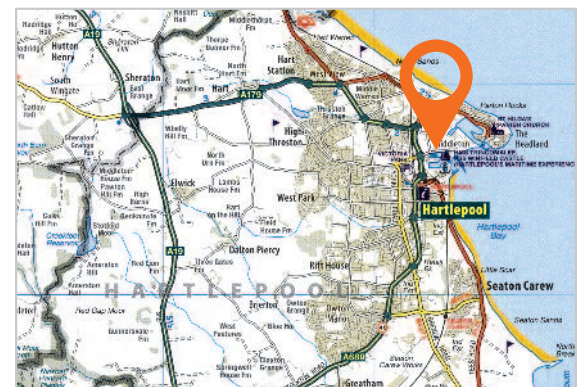
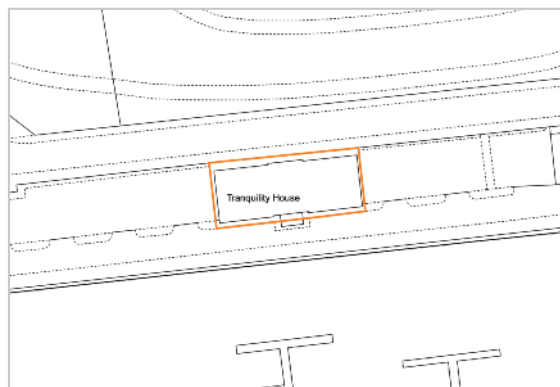
(1) Utility Alliance is an energy consultancy set up by a board of directors with more than 30 years experience behind them in the sector. The business has grown rapidly since inception in 2015, and now operates with a workforce of approximately 40 staff in their Hartlepool Headquarters. With offices also in Newcastle and Sheffield, the company is continuing its growth across the length and breadth of the country (Source: www.utility-alliance.com)

### Note

Please note that the buyer will pay 1% +VAT of the purchase price towards the vendors costs in addition to the cost of searches. Please see Special Conditions of Sale.

### Planning

Permitted development for change of use from office (B1) to residential (C3) was granted on 21st April 2016 (Ref: P/2016/0008).  
Local planning authority: Hartlepool Borough Council  
Tel: +44 (0)1429 268 522



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