

# DBH Tees Valley

**DBH**  
Served Business  
Centres Ltd



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**DBH Tees Valley**

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## DBH Tees Valley

Belasis Business Centre is a purpose built business complex designed to meet the needs of all organisations. The centre has been built with flexibility and suitability in mind and is the home to a multitude of successful and enterprising organisations.

Benefitting from a fantastic community centred around a large open atrium and on-site cafe, the centre thrives on its reputation of providing good quality accommodation and a highly professional service to its customers. The atmosphere and service coupled with significant on-site parking, a convenient green field location and accommodation to suit all requirements makes the Belasis Business Centre the ideal location for organisations to operate from.

The centre can accommodate organisations requiring between 1 and 540 workstations (93 – 41,292 sq ft) and benefits from four meeting/conference rooms accommodating up to 100 people.

### The Location

Belasis Hall Technology Park is located approximately 2 miles from Billingham Town Centre and a short distance from Middlesbrough & Hartlepool. The self contained Greenfield site is close to the villages of Norton and Elwick and benefits from easy access to A19 whether travelling North or South.

The centre is located just 1 mile from A19, 12 miles from Durham Tees Valley Airport and benefits from frequent bus services to Stockton, Middlesbrough and Hartlepool. It is set in beautiful park surroundings, overlooking a pond (a popular location for local wildlife) and benefits from the substantial on-site parking and cafe facility.

- Located 1 mile from A19 and 2 miles from Billingham Town Centre
- Good access into Middlesbrough & Hartlepool
- Self contained Greenfield secure site close to the villages of Norton & Elwick
- Convenient bus links for Stockton, Middlesbrough & Hartlepool
- On-site cafe & substantial parking
- Short distance to local shops & amenities
- 12 miles away from Durham Tees Valley Airport
- Set in pleasant rural surroundings with pond and local wildlife



## High Specification Serviced Offices

Furnished with modern furniture, a striking reception and professional on site staff, the office building provides its occupants with a comfortable and practical working environment coupled with a highly professional image. All offices benefit from thermostatically controlled heating and are finished to a high specification.

DBH Tees Valley comprises of over 540 workstations in a variety of different sized suites spread across three interconnected buildings. The primary building benefits from a large open atrium and a cafe/break out facility on the ground floor. Meeting/conference suites are also located on the ground floor with the reception area providing easy access for visitors and clients.

Some offices to the rear of the complex benefit from the outstanding views across the pond but all benefit from data cabling, broadband and telecoms being available on occupation and the highly professional front of house reception service.

### Terms

All accommodation is provided on flexible "all inclusive" licences with high specification furniture and telephone equipment. Terms are primarily offered on a monthly basis with options to extend where appropriate. Tailor made packages can also be created to suit individual client needs.

### Features

- All accommodation benefits from:
- On-site parking (250+ spaces)
  - On-site cafe
  - 24/7 access
  - Call answering & reception services
  - On site management team
  - State of the art telephony
  - High speed internet connectivity
  - On site storage
  - Meeting room/conference facilities
  - DDA compliant
  - Managed postal service



## DBH Office Licence Fees Include:

### Set Up Costs

#### Office

- Furniture
- Power/lighting installation
- Furnishings (carpet/painting/blinds)
- Partitioning
- Security/Fire alarm
- Keys

#### Kitchen

- Equipment
- Consumables

#### Reception/Common areas

- Furniture
- IT
- Pictures
- Plants
- Fire extinguishers

#### Meeting room(s)

- Furniture
- Pictures
- Plants

#### Telecoms

- System purchase
- Data cabling & equipment
- Installation, programming & training

### Running Costs

#### Landlord

- Rent
- Service Charge
- Building insurance

#### Council

- Business Rates

#### Cleaning/Refuse

- Waste disposal
- Cleaning contract
- Window cleaning
- Sewerage

#### Telecoms

- Line rental
- System maintenance

#### Security

- Alarm maintenance
- Monitoring/callout service

#### Utilities

- Water
- Electricity

#### Repairs & maintenance

- Contractor labour costs
- Materials & consumables

#### Staffing

- Telephonist/Receptionist/Secretary
- Office manager time
- Recruitment fees/Staff on costs
- Staff training

#### Car parking

- Free on site Parking



## Additional Products & Services

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### Offices by the day

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Should a client wish to meet you at your premises, we can provide you with a fully furnished office or room on a daily basis. This is an ideal option for home workers who need to create the right impression with their customers but do not need a permanent office. Each office would normally be provided with:

- 1 desk
- 2 visitor chairs
- Telephone
- Broadband connection
- Use of reception service

Different furniture can be provided (if available in the centre) to suit your needs, whether you are using the room for a financial consultation with a customer through to a more personal consultation with a patient.

### Meeting Room Hire

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We have meeting room facilities that can be hired on an hourly, 1/2 day or daily basis. The rooms can be set out in a number of different ways and can be used for:

- Interviews
- Board meetings
- Training sessions
- Presentations

Our facilities can be hired by customers with offices in our centres and organisations from outside the centre.

Meeting room hire on an hourly, 1/2 day and daily basis is more economical than rooms charged on a per delegate basis. A number of catering options are available in addition to the normal tea/coffee/water refreshments.

### Conference Facilities

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Due to the size of our meeting rooms, the availability of on-site catering and significant on-site parking, we are able to facilitate the running of conferences. Let

our management team assist you with the organisation of your event, our reception team to look after your guests and the on-site catering team ensure that they are fully refreshed.

### Virtual Office

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Our Virtual Office service is ideal if you want to create the impression that you have an office but don't actually need one. It is also useful if you need to create a regional presence. The service is also great if you need someone to take calls for you during business hours when you are occupied with client meetings, supplier meetings, paperwork and all those time consuming tasks you perform in keeping your business running.

With a Virtual Office, we provide you with a telephone number and either answer the calls in your business name or forward them directly to you. The service also provides you with the ability to use our address for your post. If you do not need the call answering element of the service, then we can just provide you with a mailbox for receipt of your post.

### Broadband

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We have a range of Broadband packages designed to suit the needs of you and your business. Please see the enclosed/attached leaflet explaining exactly what we can provide.

### Administration & Support

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Secretarial support and administration services are available from our professionally trained on site team. Whether you need a letter typed, a mailing sent out or some administrative work undertaken, our staff are ready and willing to help.

#### Misdescription Act

The agents on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The particulars are set out as a general outline only for guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person employed by the agents has any authority to make or give any representation or warranty whatever in relation to these properties.

SUBJECT TO CONTRACT. Published April 2009.

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