

TO LET - £650 per calendar month, exclusive
80-82 Norton Road, Stockton on Tees,
TS18 2DE

Versatile Office Suite with Parking – 838 sq.ft.

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SITUATION/LOCATION

Norton Road lies on the northern periphery of Stockton Hight Street amongst a diverse variety of residential and commercial occupiers. The property lies adjacent to Keepmoat's 'The Sycamores' development and Stockton town centre is undergoing significant regeneration at present which includes the recent multi-million pounds refurbishment of The Globe Theatre a (approx. 100m distant) together with the recent public sector acquisitions of Wellington Square, Castlegate Shopping Centre and the Swallow Hotel. These form part of the wider town centre master plan which includes a new urban park with waterfront developments providing commercial and leisure opportunities. Stockton lies adjacent to the A66 approximately 5 miles west of Middlesbrough and 10 miles east of Darlington.

DESCRIPTION

Versatile office suite available on the first floor within this attractive period office premises forming the end of a terrace of similar properties. The property is of traditional brick construction held beneath a multi pitched and tile covered roof and provides versatile accommodation over three principal floor levels. There are shared kitchen and staff facilities and networking, data and power points throughout.

Externally there is parking at the front.

TENURE

Leasehold.

A new lease is available drawn on effectively full repairing terms for a term of years to be agreed.

ACCOMMODATION

Net Internal Area | 77.94sq.m. | 838sq.ft.

VIDEO TOUR

A video tour is available via request from the Agent.

APPLICATION FEE

Where the undertaking of references is carried out by the Agent an application fee is payable by the applicant for the lease. Please ask agent for further information.

RATEABLE VALUE

The office suite will require reassessment for the purpose of business rates.

VAT

TBC

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

D-93



18 St Cuthberts Way
Darlington,
County Durham
DL1 1GB
Telephone: 01325 466945

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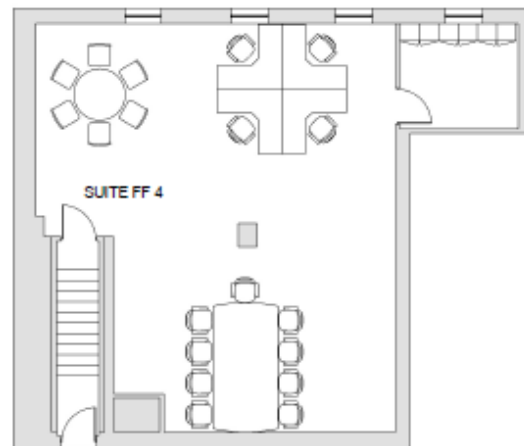
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FIRST FLOOR LOWER AREA

SUITE FFL4 77.94 M²

Note: areas, measurements or distances given are approximate only

Scale 1:100 @ A3

Victoria Court Business Centre, 80 to 82 Norton Road Stockton-on-Tees, TS18 2DE | FIRST FLOOR LOWER SUITE 4 LAYOUT

A 03

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