

Thomas : Stevenson

To Let

OFFICES

4 INNOVATION COURT, STOCKTON



Location

The premises are located in a very accessible location for Teesside being directly off the A66 via the Yarm Road junction. The precise location being to the rear of the Jacksons Office Building. The property also benefits from visibility to the A66 and signage could be arranged to give the occupier additional prominence.

Description

The space available is the ground floor of the building which means that the occupier benefits from WC accommodation for their sole use. The offices are well fitted with suspended ceiling, double glazing, central heating and carpeting. The accommodation is in a condition that is ready for immediate occupation.

Accommodation

Ground Floor Entrance

Net internal office area: 122.7 sq m (1,321 sq ft)

Rating assessment

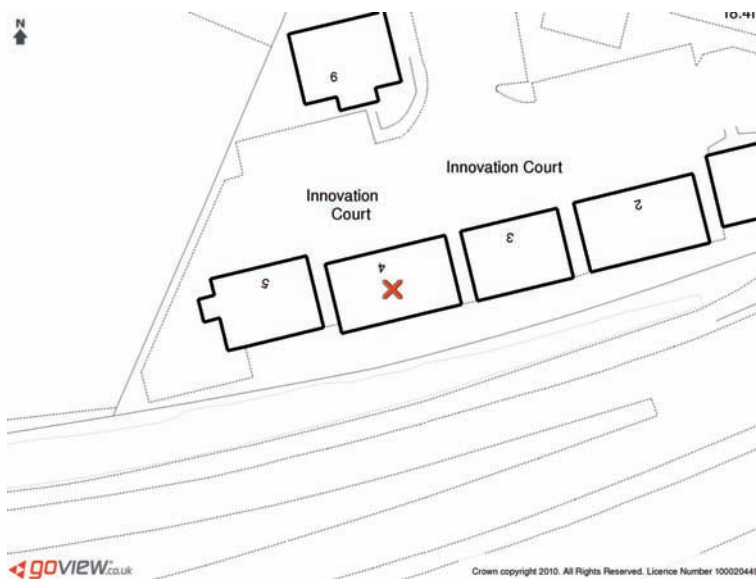
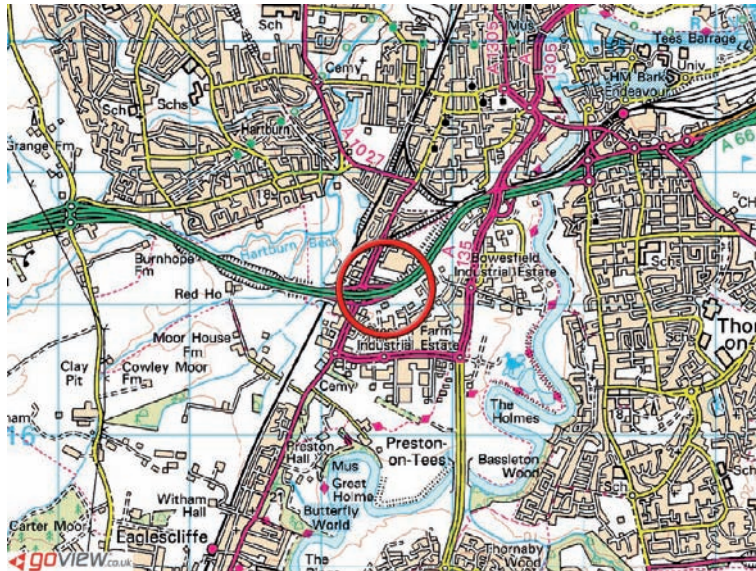
The premises are being reassessed now that the first and second floors are being split. It is likely that the assessment that will be at a level that allows small business relief.

Tenure

The premises are available on a new lease for a minimum term of 3 years at a rental of £13,000 per annum.

Viewing

Strictly by appointment through sole agents
Thomas : Stevenson call Paul Stevenson on:
01642 713303



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