

To Let

QUALITY OFFICES WITH PARKING 80 – 82 NORTON ROAD, STOCKTON-ON-TEES



Location

The property is located within an attractive Georgian Terrace on the East side of Norton Road in Stockton Town Centre. The property enjoys excellent access to the A66 and A19 via the Mandale & Portrack Interchanges.

Description

The accommodation comprises refurbished office suites available individually or as a whole. Each suite has the benefit of new carpets and redecoration, suspended ceilings with recessed fluorescent lighting and electric convector or gas central heating. There is a telephone entry security system to the main entrance doors of the building. The common parts of the building are cleaned & serviced by the landlord with a service charge payable by the tenants.

Accommodation

The accommodation comprises approximately:

Ground Floor

Suite 82 (Front): 139 sq m (1491 sq ft)

Arranged to provide reception office, 4 private offices & store room. 2 Car spaces.

First Floor

Suite 3 (Rear): 94.12 sq m (1013 sq ft)

Arranged to provide a large open plan office & 2 subsidiary offices. 1 Car space.

Suite 5 (Rear): 77.95 sq m (839 sq ft)

Arranged to provide a large open plan office area and subsidiary office. 1 Car space.

All suites come with dedicated on site parking and the property is located in very close proximity to long stay car parks. On street car parking permits are available directly from the Council at low cost.

Business Rates

Interested parties should contact the Local Authority for precise details of the business rates payable. For guidance only these are anticipated to be approximately £2.50 per square foot per annum.

Proposed Terms

Suites are available by way of new leases in multiples of 3 years on effectively internal repairing insuring terms via a service charge on the following estimated basis:

Suite	Rent	Service Charge	Buildings Insurance
Suite 82	£12,000 pa	£1100 pa	£375 pa
Suite 3	£5,200 pa	£780 pa	£250 pa
Suite 5	£4,500 pa	£780 pa	£250 pa

Alternatively the suites are available to let on easy in easy out terms (3 months notice) at rents of £2,000 per month for suite 82, £1200 per calendar month for suite 3 and £1,000 per calendar month for suite 5 inclusive of rent, rates, buildings insurance, all utilities and service charge but excluding phone/fax/broadband.

Legal Costs

The incoming Tenant will be responsible for contributing to the Landlords reasonable legal costs in connection with the transaction.

VAT

All rents/prices quoted are exclusive of VAT where applicable.

Viewing

Strictly by appointment through this office
Lindsay Pearson
Email: Lindsay@thomas-stevenson.co.uk

Subject to contract

