

**TO LET – Versatile Offices with Parking**

**80-82 Norton Road  
Stockton, TS18 2DE**

**Net Internal Area 1,946sq.ft. – 2 parking spaces**

**CARVER**  
COMMERCIAL  
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## SITUATION/LOCATION

The offices are contained within this imposing period Office premises situated at the end of a terrace of similar properties on the corner of Norton Road and Major Street approximately 0.5 miles from Stockton High Street. The vicinity incorporates a diverse variety of residential and commercial occupiers and all town centre amenities are within convenient walking distance. The location affords swift access to A66 to surrounding commercial districts and there are a number of public and on street car parking facilities available closeby. Stockton lies approximately 4 miles west of Middlesbrough, 12 miles east of Darlington and 22 miles south of Durham with access north/ southbound via A19 and A1(M).

## PREMISES

Various office suites available within this attractive period office premises being of traditional brick construction under a pitched and tile covered roof. The property incorporates timber encased sash windows and is heated by way of a gas central heating system. The offices are well presented with fitted carpets, suspended ceilings and the benefit of shared kitchen and wash facilities.

## TENURE

Leasehold

## LEASE TERMS

A new lease is available on internal repairing and insuring terms for a term of years to be agreed.

## COSTS

The incoming tenant is responsible for the landlord's reasonable legal fee (+VAT) incurred within this transaction.

## AVAILABILITY

### First Floor

Offices

180.89sq.m. (1,946sq.ft.)

Rent

£9,000 per annum

2 parking spaces

May be sub-divided in to two smaller suites if required  
950 -996sq.ft Rents from £5,000 per annum

## 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

TBC

## VAT

Any reference to price, premium or rent is deemed to be exclusive of VAT (if applicable) thereon. Where rents are quoted as inclusive figures this does not include VAT. Interested parties should clarify the incidence of VAT in any event with their legal advisors.

## 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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