

TO LET – Suites from £300 per calendar month

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

Ground Floor Office Suites from 221sq.ft.

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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 TERM

Available via min 12 month licence. Rents inclusive of utilities, rates and insurance.

COSTS

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

AVAILABILITY

Current suites available:-

Ground Floor

Front Office 27.78sq.m. (299sq.ft.)
Rent £325pcm

Rear Office 20.51sq.m. (221sq.ft.)
Rent £300pcm

Suite G4 70.21sq.m. (755sq.ft.)
Rent £10,800 per annum

The ground floor suites may be combined to suit larger requirements.

Rents inclusive of utilities, rates and insurance.

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
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