

TO LET

Hutchinson Street, Stockton

Rent: £10,000 per annum



- ❖ Versatile office accommodation spread over two floors
 - ❖ Total useable space of 404 sq m / 4357 sq ft
 - ❖ Large Car parking available to rear of property
 - ❖ New lease available

Description

The property comprises of a large versatile office accommodation spread over two floors with private car park to the rear of the property. Previously used as an office / training facility but would be suitable for a number of uses subject to obtaining the necessary planning consent.

Location

The property is located in Stockton on Tees and is near to the A1305 which provides road links to the A19 and A66. Nearby occupiers include an MOT Garage, Car repair workshops, a primary school and residential accommodation. Wellington Square Shopping Centre and Stockton High Street which contain a range of national retailers is in close proximity to the property.

Accommodation

The property comprises to ground floor level of a reception area, a number of office / training rooms and a kitchen. To the first floor there are a number of office / training rooms, a kitchen and two set of male and female WC's.



Services

The property has benefit of mains supplies of gas, water and electricity in addition to mains drainage. The building is heated via wall mounted radiators which are powered by a gas fired boiler.

Energy Performance Certificate

Energy Performance Certificate Band E (101).

Full certificate available on request.

Terms

The premises are available to let by way of a new full repairing and insuring lease, exclusive of all rates, charges and other outgoings for a term to be agreed at a rental of £10,000 per annum.

The landlord reserves their right to request a rental deposit.

Rating Assessment

£18,750 Obtained from the Valuation Office Agency (www.voa.gov.uk)

The UBR for the period 2016/2017 is 49.7p in the pound. Rates payable are therefore £9,318.75 less any Small Business Relief or any other discounts, which might be applicable.

Please contact your local authority for more information.

Contact Information

Please contact the following for more information:

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