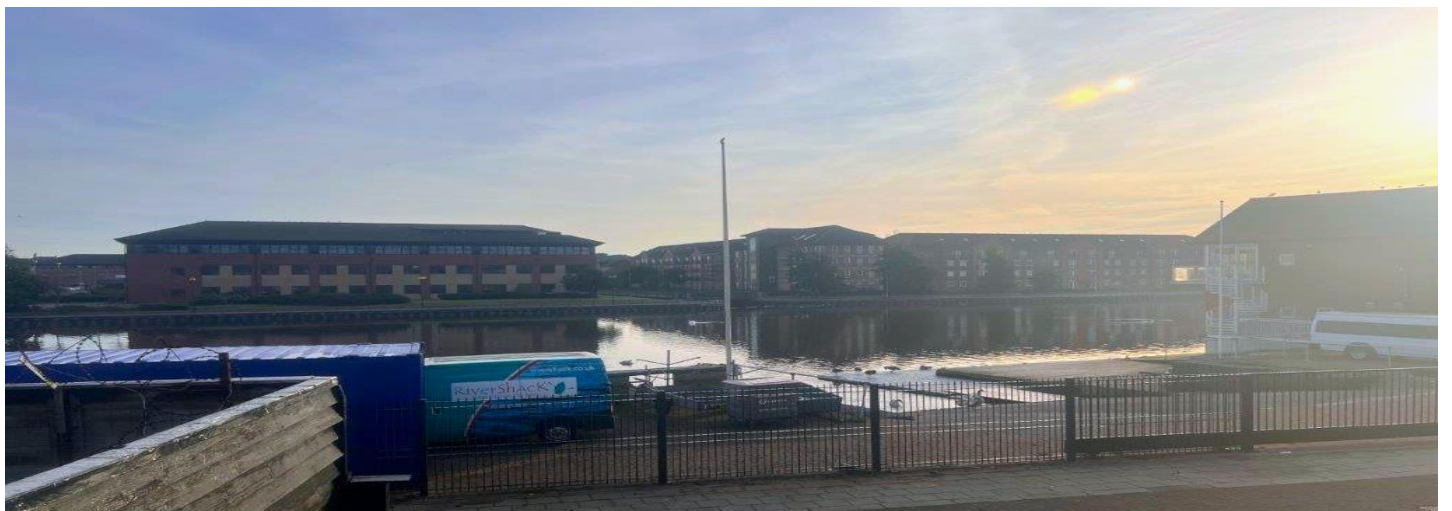


TO LET

5a, Castlegate Quay, Stockton-On-Tees, TS18 1BZ

Rent: £6,000 + VAT per annum



- ❖ Riverside Views
- ❖ Excellent Road Links
- ❖ Car Parking
- ❖ Total useable floor area of 61.67 sqm / 663.81 sq. ft.
- ❖ Subject to Zero Business Rates

Description

Second floor office unit with kitchen amenities, WC, and multi-level office/ meeting space.

Location

Castlegate Quay is situated along the River Tees in Stockton-On-Tees. The surrounding area is of mixed use and includes residential, retail and leisure. The property is well located with good road links and close to Stockton Town Centre.

Accommodation

The unit extends to 61.67 sqm / 663.81 sq. ft.

Description	Area sq m	Area sq ft
Training Room	31.15	335.30
Half Landing	8.09	87.12
Mezzanine	17.91	192.82

Energy Performance Certificate

Energy Performance Certificate has been commissioned and is available on request.



Services

The property has benefit of mains supplies of water and electricity in addition to mains drainage.

Interested parties should satisfy themselves in this regard.

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 £6,000 per annum. The landlord reserves their right to request a rental deposit.

Rating Assessment

£6,100 Obtained from the Valuation Office Agency (www.voa.gov.uk). The UBR for the period 2023/2024 is 51.2p in the pound. Rates payable are therefore £3123.2 less any Small Business Relief or any other discounts, which might be applicable. Please contact your local authority for more information.

Contact Information

For further information and viewings please contact Greig Cavey Commercial Limited on 01429 275791 or e-mail enquiries@greigcavey.com

