



First Floor, 3 Innovation Court, Yarm Road, Stockton-on-Tees, TS18 3DA

First Floor Office Suite/Treatment Rooms available To Let £12,000 per annum.

- Modern First Floor Office Space To Let
- £12,000 Per Annum
- New Lease With Terms To Be Agreed
- 6 Offices, Kitchen, WC Facilities, Reception Hall
- Lift To First Floor
- Allocated Parking

Summary

Available Size	1,184 sq ft
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

First floor office suite or treatment rooms available to let for £12,000 per year. This modern detached building offers private first-floor space with an entrance hall, accessible W.C., lift, and stairs leading up. The floor includes a reception hall, W.C., kitchen, and six offices, totaling around 110sqm (1,184sqft). Available on a new fully repairing and insuring lease with terms to be agreed, and the incoming tenant will cover the landlord’s reasonable legal costs for preparing the lease.

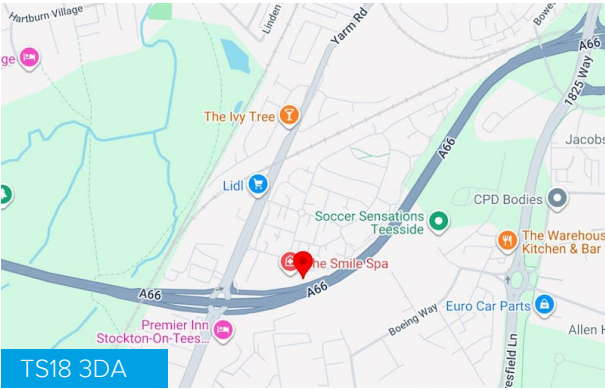
Location

Located within an established industrial estate next to the A66 providing easy access to the A19. Neighbouring occupiers include, The Smile Spar, Creative Support and Wearmouth Construction.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Self Contained Office Suite	1,184	110	Available
Total	1,184	110	



Viewing & Further Information



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