



Units 7 & 8 St. Marys Gate, Station Street, Stockton-On-Tees TS20 2AB

TO LET

Refurbished Trade Counter/Business
Units Plus Yard

**4,170 Sq Ft
(387 Sq M)**

Units 7 & 8 St. Marys Gate, Station Street, Stockton-On-Tees TS20 2AB

DESCRIPTION

Units 7 and 8 are of brick and block construction around a steel frame accessed via roller shutter doors. They lie under hipped roofs covered in profile sheeting and internally ancillary staff/welfare facilities are provided.

- ✓ Available On a New Lease
- ✓ Close to Plumbase
- ✓ Adjacent to A139 Norton Road
- ✓ Secure Yard to Unit 8
- ✓ 5.2m Minimum Eaves
- ✓ 8.0m apex

LOCATION

A prominent corner site at the junction of the A177, A1305 and A139 Norton Road, to the north of Stockton town centre. Good access is available to the A19 approximately 1.5 miles east via Portrack Lane which links to the A66 east/west route and the A1(M).

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Unit 7	2,078	193
Unit 8	2,032	189
Total	4,170	387

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

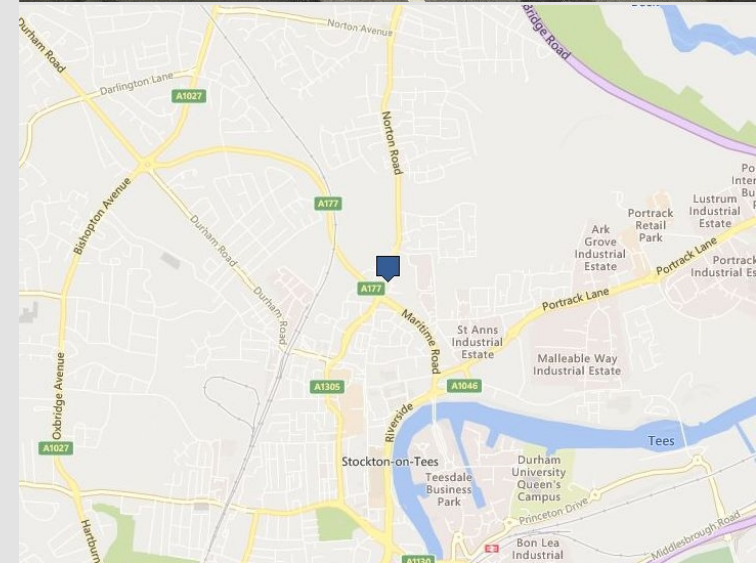
BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Available to let on new full repairing and insuring leases for a term of years and rent review pattern to be agreed at a rental of £14,500 pa for Unit 7 and £16,500 pa for Unit 8.

EPC Unit 7 has been rated within Band E-109. An EPC certificate can be provided on request.



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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