



2 Yarm Road, Stockton-on-Tees, TS18 3NA

A superb opportunity to lease a fully refurbished office building providing approximately 2518 sq ft, over 2 floors.

- 10 large offices including a substantial boardroom.
- Secure gated car park with on-site parking, providing convenient parking for staff and visitors.
- Professional reception area with excellent staff facilities, including three bathrooms, shower room and kitchens with cooking facilities on each floor.
- Secure key-card entry and exit system, providing controlled access and enhanced security.

Summary

Available Size	2,518 sq ft
Rates Payable	£5,184 per annum
Rateable Value	£12,000
EPC Rating	D

Description

A rare combination of generous floor space, multiple large offices, excellent staff facilities, secure parking and modern building systems — all within a fully refurbished 2518 sq ft office building.

The building has been thoughtfully refurbished to create versatile office accommodation suitable for a variety of occupiers. The 10 generous office rooms provide flexibility for individual departments, private offices, consultation rooms or team spaces, while the substantial boardroom offers an impressive space for larger meetings and client presentations.

The dedicated reception area creates a professional arrival experience, while the provision of bathrooms, a shower room and kitchen facilities on each floor ensures the building is well equipped for day-to-day business operations.

The property benefits from a gated car park with on-site parking, providing valuable convenience for staff and visitors. Secure key card access and exit controls provide additional security and allow access to be managed effectively.

With a new boiler, internal secondary glazing and Wi-Fi-enabled heating throughout, the building has been upgraded with modern infrastructure and comfort in mind.

Having undergone a comprehensive refurbishment in 2025, this is an excellent opportunity for a business seeking a ready-to-use, modern and professional office headquarters without the disruption and expense associated with undertaking a major refurbishment themselves.

Location

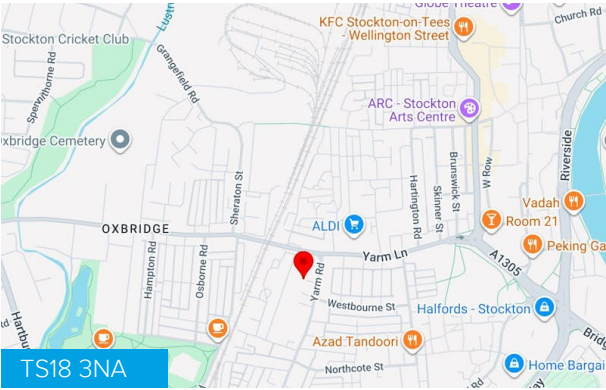
The location provides excellent access to the wider Teesside commercial area, with Stockton-on-Tees benefiting from its strategic position between Middlesbrough, Darlington and the wider Tees Valley. The area is well served by road and public transport links, making the property a practical location for businesses requiring convenient access for both staff and visitors.

With its central town-centre position, excellent local amenities and accessibility, 2 Yarm Lane represents an attractive location for businesses seeking high-quality office accommodation in the heart of Stockton-on-Tees.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	2,518	233.93	Available
Total	2,518	233.93	



Viewing & Further Information



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