

TO LET (MAY SELL) – Suites available from £6,000pa

**80-82 Norton Road, Stockton on Tees,
TS18 2DE**

Versatile Office Suites with Parking – Suites from Approx 500-11,753sq.ft.

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SITUATION/LOCATION

Norton Road lies on the northern periphery of Stockton Hight Street amongst a diverse variety of residential and commercial occupiers. The property lies adjacent to Keepmoat's 'The Sycamores' development and Stockton town centre is undergoing significant regeneration at present which includes the recent multi-million pounds refurbishment of The Globe Theatre a (approx. 100m distant) together with the recent public sector acquisitions of Wellington Square, Castlegate Shopping Centre and the Swallow Hotel. These form part of the wider town centre master plan which includes a new urban park with waterfront developments providing commercial and leisure opportunities. Stockton lies adjacent to the A66 approximately 5 miles west of Middlesbrough and 10 miles east of Darlington.

DESCRIPTION

Versatile office suites available within this attractive period office premises forming the end of a terrace of similar properties. The property is of traditional brick construction held beneath a multi pitched and tile covered roof and provides versatile accommodation over three principal floor levels. The internal accommodation comprises a number of open plan areas with cellular office suites that may be sub-divided / amalgamated to suit tenant requirements. There are shared kitchen and staff facilities and networking, data and power points throughout.

Externally there is parking at the front for approx. 10 cars which will be prorated based on size.

TENURE

Leasehold.

A new lease is available drawn on effectively full repairing terms for a term of years to be agreed.

ACCOMMODATION

Suites are available from approx. 500 – 11,753sq.ft. and the accommodation can be amalgamated / sub-divided to suit bespoke requirements.

FLOOR PLANS

Floor plans are available via request from the Agent.

VIDEO TOUR

A video tour is available via request from the Agent.

APPLICATION FEE

Where the undertaking of references is carried out by the Agent an application fee is payable by the applicant for the lease. Please ask agent for further information.

RATEABLE VALUE

The office suites will require reassessment for the purpose of business rates.

VAT

TBC

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

D-93



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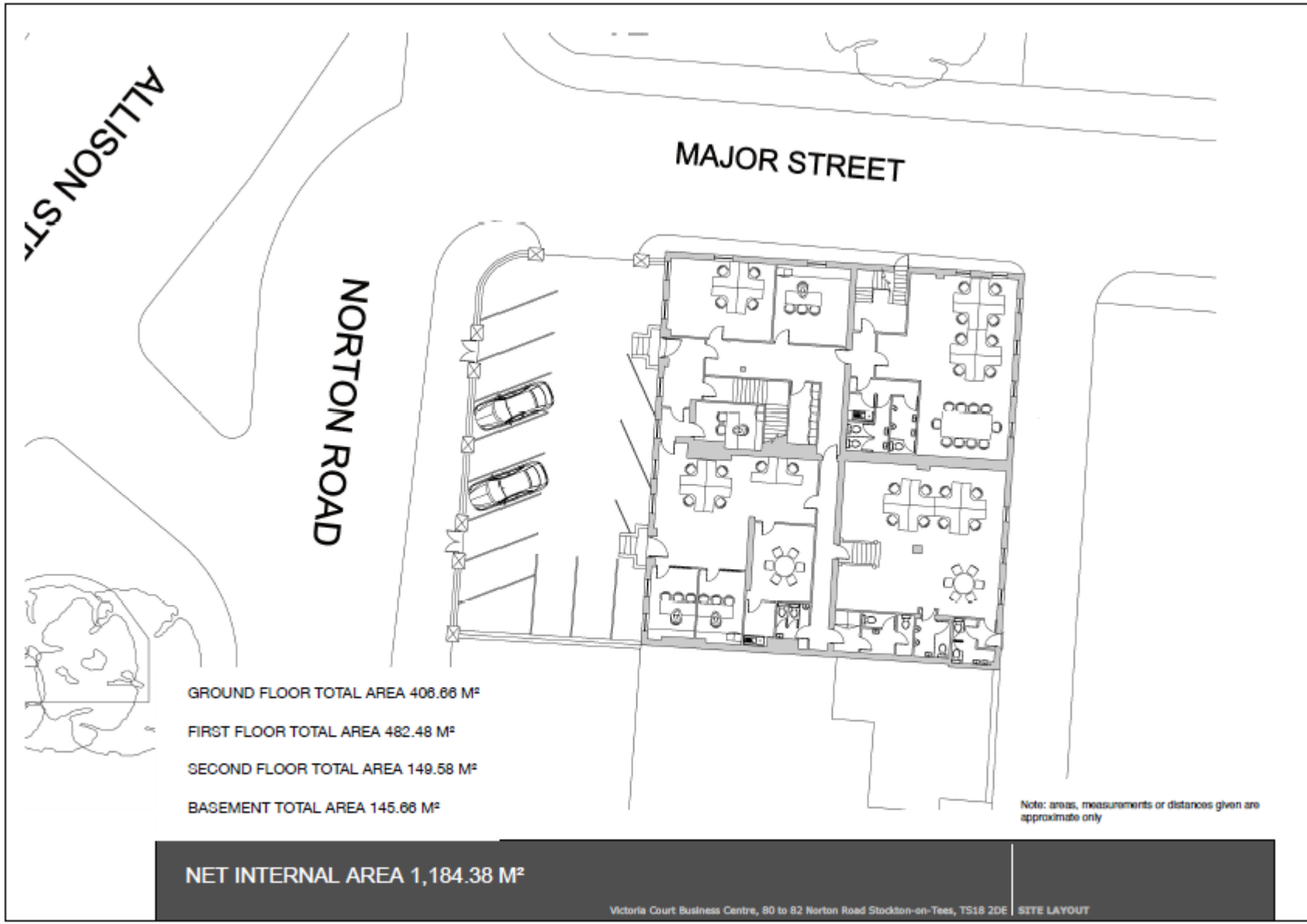
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GROUND FLOOR AREAS

SUITE G1 28.21 M²
 SUITE G2 18.16 M²
 SUITE G3 5.8 M²
 SUITE G4 69.54 M²
 SUITE G5 91.40 M²
 SUITE G6 7.89 M²
 SUITE G7 91.69 M²

COMMUNAL SPACE 94.80 M²

FIRST FLOOR TOTAL AREA 406.68 M²

Note: areas, measurements or distances given are approximate only

Scale 1:100 @ A3

Victoria Court Business Centre, 80 to 82 Norton Road Stockton-on-Tees, TS18 2DE | GROUND FLOOR LAYOUT

A 01

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FIRST FLOOR AREAS

SUITE FF1 72.84 M²
 SUITE FF2 91.89 M²
 SUITE FF3 90.86 M²
 SUITE FFL4 77.94 M²
 SUITE FF5 78.89 M²

COMMUNAL SPACE 71.25 M²

FIRST FLOOR TOTAL AREA 482.48 M²

Note: areas, measurements or distances given are approximate only

Scale 1:100 @ A3

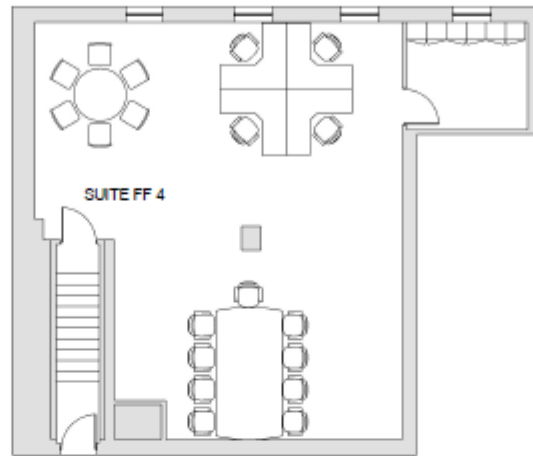
Victoria Court Business Centre, 80 to 82 Norton Road Stockton-on-Tees, TS18 2DE | FIRST FLOOR LAYOUT

A 02

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FIRST FLOOR LOWER AREA

SUITE FFL4 77.94 M²

Note: areas, measurements or distances given are approximate only

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Victoria Court Business Centre, 80 to 82 Norton Road Stockton-on-Tees, TS18 2DE | FIRST FLOOR LOWER SUITE 4 LAYOUT

A 03

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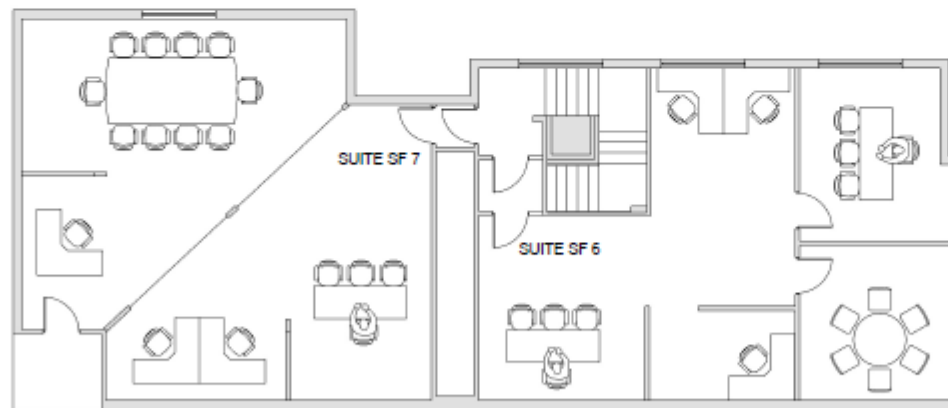
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SECOND FLOOR AREAS

SUITE SF6 69.76M²
SUITE SF7 75.76 M²

COMMUNAL SPACE 4.06 M²

FIRST FLOOR TOTAL AREA 149.58 M²



Note: areas, measurements or distances given are approximate only

Scale 1:100 @ A3

Victoria Court Business Centre, 80 to 82 Norton Road Stockton-on-Tees, TS18 2DE | SECOND FLOOR LAYOUT

A 04

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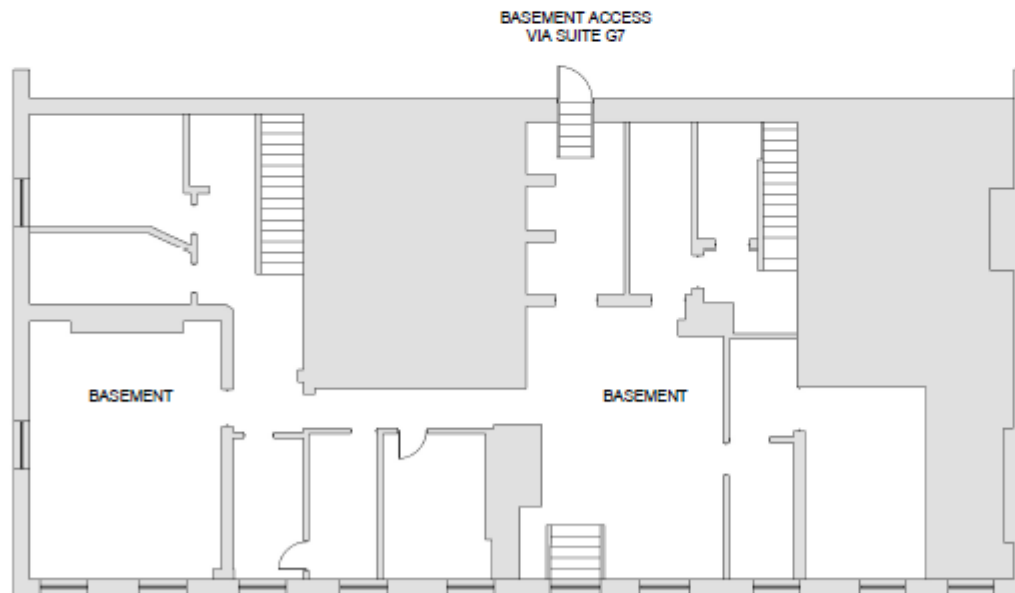
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BASEMENT AREA

OVERALL BASEMENT 145.66 M²

Note: The basement is currently used for storage not habitable rooms, there is electricity and lighting with 2.33m ceiling height.



Note: areas, measurements or distances given are approximate only

Scale 1:100 @ A3

Victoria Court Business Centre, 80 to 82 Norton Road Stockton-on-Tees, TS18 2DE | Basement Floor Layout

A 05

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