

SIGN HOUSE, MARITIME ROAD/BALTIC ROAD, STOCKTON ON TEES, TS18 2EZ

TO LET – WORKSHOP & SHOWROOM IN A PROMINENT LOCATION



THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

Wellington House : Wellington Court : Preston Farm Business Park : Stockton-on-Tees : TS18 3TA

Tel: 01642 713303 : Fax: 01642 711177 : Email: admin@thomas-stevenson.co.uk

www.thomas-stevenson.co.uk

SIGN HOUSE, MARITIME ROAD/BALTIC ROAD, STOCKTON-ON-TEES, TS18 2EZ

TO LET – WORKSHOP & SHOWROOM IN A PROMINENT LOCATION

LOCATION

The property is located within the town of Stockton on Tees, which is situated 3 miles west of Middlesbrough, 9.5 miles south-west of Hartlepool and 10 miles east of Darlington.

Situated just 0.3 miles north-east of Stockton town centre and adjacent the west end of Portrack Lane, Sign House holds a prominent roadside position on Baltic Road, 100m north of the major Riverside/A1305 junction which provides access to the wider Teesside area via the A19 and A66 to the east.

The surrounding locality is in mixed commercial use with nearby occupiers being an assortment of retail, leisure and industrial businesses. Established occupiers in the vicinity include Peugeot Simon Bailes Stockton, Halfords, Farm Foods, Hampton by Hilton and Stockton Borough Council.

This area of Stockton is currently undergoing major renovation with the development of Stockton Waterfront – an ambitious urban park and event space offering flexible spaces for community and large-scale events.

DESCRIPTION

The property comprises a detached two storey building, formerly occupied as a working mans club, but converted and redeveloped to provide a ground floor showroom/workshop.

The ground floor accommodation is configured to provide a sales area/showroom, workshop, warehouse, ancillary offices, print shop, and stores together with ancillary staff rooms/kitchen facility and separate male and female w.c's. The unit benefits from roller shutter door access from the car park.

Externally the premises benefit from partially covered parking for approximately 8 vehicles and on-site loading bay to the rear accessed by Baltic Close.

ACCOMMODATION

The property has the following approximate areas:

Ground Floor

Offices, Workshops, Stores and Loading Bay:	700 sq m	7,534 sq ft
---------------------------------------------	----------	-------------

PROPOSED TERMS

The property is available to let on an effectively full repairing and insuring lease for a term of years to be agreed at an asking rent of £30,000 per annum.

SIGN HOUSE, MARITIME ROAD/BALTIC ROAD, STOCKTON-ON-TEES, TS18 2EZ

TO LET – WORKSHOP & SHOWROOM IN A PROMINENT LOCATION

RATING ASSESSMENT

The premises have a Rateable Value of £13,500. Interested parties should contact Stockton Borough Council for the exact rates payable.

VAT

All rents/prices quoted are exclusive of VAT if applicable.

VIEWING

Strictly by appointment through this office
Contact Jack Robinson / Neil Thomas on 01642 713303

Subject to contract

SIGN HOUSE, MARITIME ROAD/BALTIC ROAD, STOCKTON-ON-TEES, TS18 2EZ

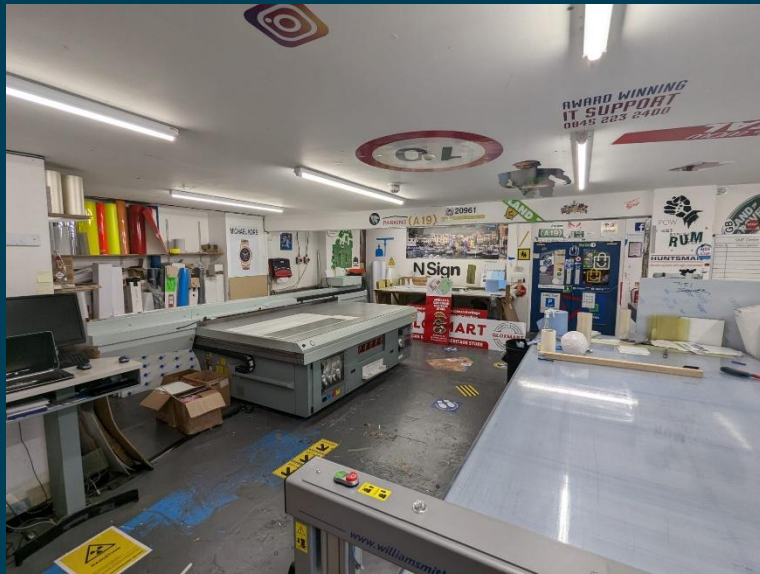
TO LET – WORKSHOP & SHOWROOM IN A PROMINENT LOCATION



www.thomas-stevenson.co.uk

SIGN HOUSE, MARITIME ROAD/BALTIC ROAD, STOCKTON-ON-TEES, TS18 2EZ

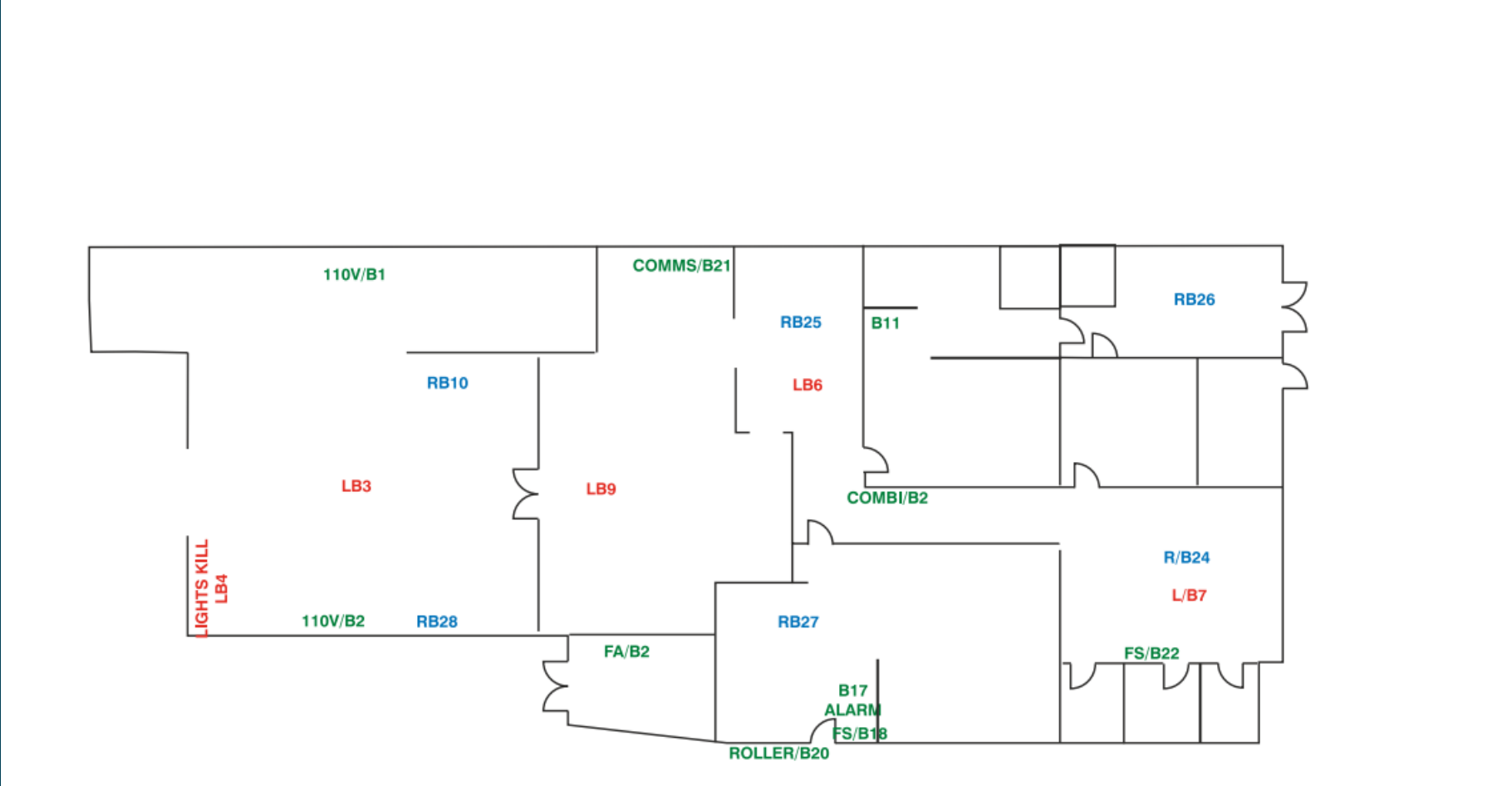
TO LET – WORKSHOP & SHOWROOM IN A PROMINENT LOCATION



SIGN HOUSE, MARITIME ROAD/BALTIC ROAD, STOCKTON-ON-TEES, TS18 2EZ

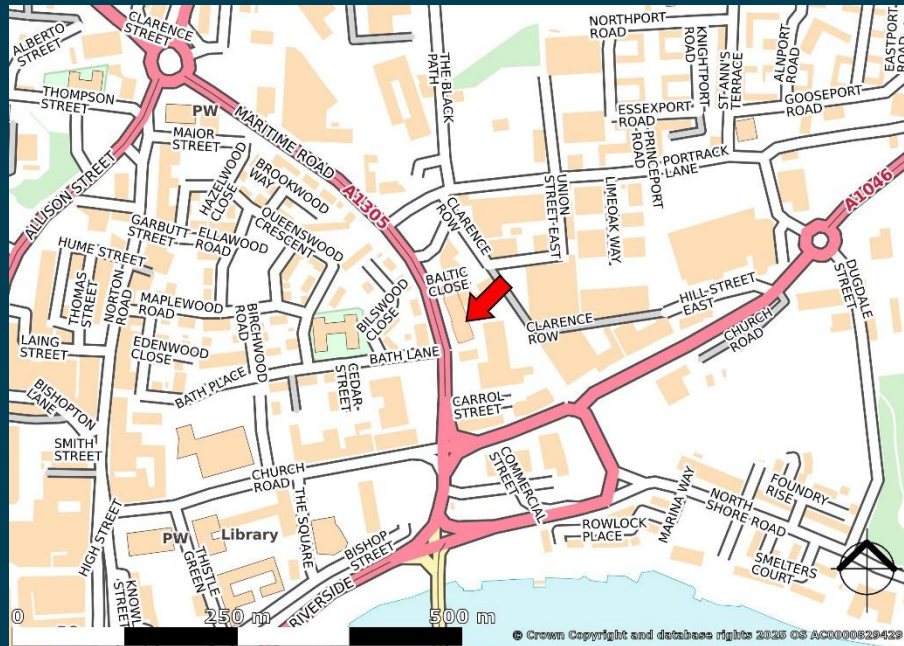
TO LET – WORKSHOP & SHOWROOM IN A PROMINENT LOCATION

GROUND FLOOR



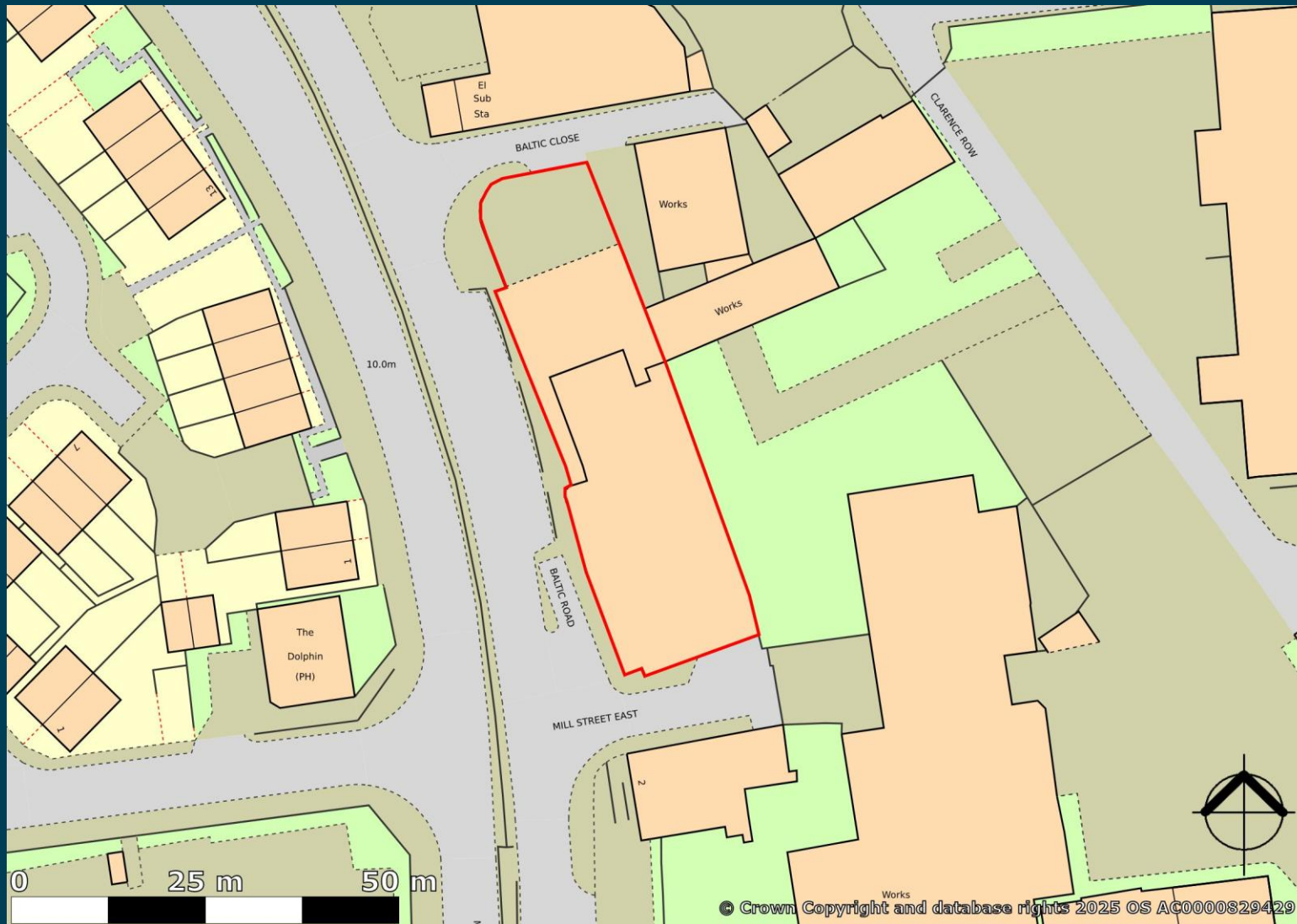
SIGN HOUSE, MARITIME ROAD/BALTIC ROAD, STOCKTON-ON-TEES, TS18 2EZ

TO LET – WORKSHOP & SHOWROOM IN A PROMINENT LOCATION



SIGN HOUSE, MARITIME ROAD/BALTIC ROAD, STOCKTON-ON-TEES, TS18 2EZ

TO LET – WORKSHOP & SHOWROOM IN A PROMINENT LOCATION



SIGN HOUSE, MARITIME ROAD/BALTIC ROAD, STOCKTON-ON-TEES, TS18 2EZ

TO LET – WORKSHOP & SHOWROOM IN A PROMINENT LOCATION

MISREPRESENTATION ACT 1967 Thomas Stevenson for themselves and for the vendors/lessors of any property for whom they act, give notice that:

- (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Thomas Stevenson cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representation and must satisfy themselves as to their accuracy;
- (iii) No employee of Thomas Stevenson has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the authority.
- (iv) Prices/rents quoted in these particulars may be subject to VAT in addition; and
- (v) Thomas Stevenson will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



Thomas : Stevenson can
advise you in respect of:

Sales & Lettings

Acquisitions

Investment Property

Valuations

Property Management

Compulsory Purchase Compensation

Rent Reviews & Lease Renewals

THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

Wellington House : Wellington Court : Preston Farm Business Park : Stockton-on-Tees : TS18 3TA
Tel: 01642 713303 : Fax: 01642 711177 : Email: admin@thomas-stevenson.co.uk

www.thomas-stevenson.co.uk