



**TO LET**

Refurbished Office Suite  
Apex House, Calverts Lane, Stockton on Tees TS18 1SW

**CONNECT** NORTH EAST  
**PROPERTY**  
**01642 602001**

## LOCATION

Stockton is located on the Bank of the River Tees, 5 miles east of Middlesbrough and 45 miles south of Newcastle upon Tyne. The town has excellent road links to the A66 which provides access to the A19(T) and A1(M) motorway networks beyond.

More specifically, the premises are located in Stockton Town Centre fronting Calverts Lane, a short distance from Stockton High Street.

## DESCRIPTION

The premises provide first and second floor office accommodation finished to a high specification incorporating raised access flooring with floor boxes for power and data points, air conditioning, suspended ceiling, LG lighting and a kitchen. There are also male, female and disabled toilet facilities on each floor, all of which have been fully refitted.

The premises are accessed via a dedicated and secure entrance lobby providing stairwell and lift access to the upper floors.

## CAR PARKING

The premises have the benefit of 6 on site car parking spaces.

## LEGAL COSTS

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

## ACCOMMODATION

We are advised that the premises provide the following approximate Net Internal Areas:

First Floor 334 m<sup>2</sup> (3,600 sq ft)

## TERMS

The property is available To Let by way of a new effective full repairing and insuring lease for a term of years to be agreed at an asking rent of £39,500 per annum plus vat.

We would recommend that interested parties contact us to discuss letting terms directly.

## RATING ASSESSMENT

The suite is assessed for Rating purposes at £25,000. We recommend interested parties contact the local rating authority directly to discuss the precise rates payable.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is Band 'C' (72).

Full copies of the EPC is available for inspection if required.

## VIEWING

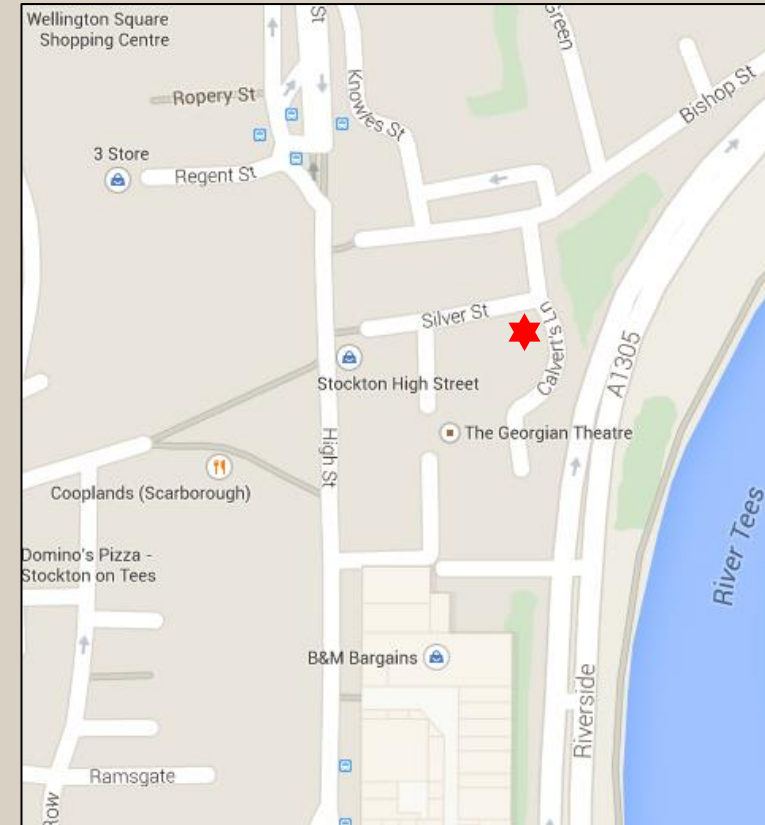
Strictly through the agents Connect Property North East:

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