

# To Let



## Stockton-on-Tees

Unit 5, Wellington Square Shopping Centre

4,158 sq ft (386 sq m)

Rent on Application

## Location & Description:

- Stockton on Tees is located approximately 4 miles west of Middlesbrough and 12 miles north east of Darlington, forming part of the Teesside conurbation.
- Stockton Borough Council are in the process of demolishing the Castlegate Centre having relocated a number of high profile retailers to Wellington Square. This has consolidated the prime retailing pitch and provided a much more 'fit for purpose' shopping experience.
- Wellington Square provides over 250,000 sq.ft of retail space plus 800 car parking spaces and houses retailers including Iceland, River Island, Specsavers, Caffè Nero, Poundland, JD, Heron, Superdrug, B&M and Barclays.

### Demise:

Ground Floor Sales 4,158 sq ft (386.29 sq m)

First Floor 2,783 sq ft (258.55 sq m)

### Rent:

Available upon request.

### Lease:

New FRI lease for a term to be agreed.

### Service Charge:

On-account service charge stands at approximately £25,090.

### EPC:

Available upon request.

### Legal and professional fees:

Each party to bear their own costs.

### Rating Assessment:

Rateable Value (April 2023) - £41,750.

### Date Prepared:

April 2024

### Contact Us:

**Richard Barker**

07771 604525

[richard@barkerproudlove.co.uk](mailto:richard@barkerproudlove.co.uk)

