

To Let

PROPERTY SUMMARY

- High quality refurbished modern offices.
- Suites from 173 m² (1,857 sq. ft.) to 492 m² (5,300 sq. ft.)
- Dedicated on site parking.
- Riverside and canal views.
- Situated in the heart of Teesdale Business Park.

PEARSON
COURT

VICTORIA HOUSE

Modern Office Suites

Victoria House, Pearson Court, Stockton on Tees, TS17 6PT



Dodds Brown
Chartered Surveyors and Property Consultants

Location

Victoria House is located in a prominent waterside position in the commercial heart of Teesdale Business Park, which provides high quality office accommodation in close proximity to Stockton Town Centre.

Nearby occupiers include Quickly Finance, Barclaycard, Endeavour Partnerships, PX Group and HMRC.

Description

Victoria House is a 4-storey high quality modern office building.

Benefits include on-site car parking, air conditioning, passenger lift, gas central heating, new LED lighting and generous commercial areas.

Accommodation

Unit	m ²	ft ²
First floor office	173	1,857
Second floor west	192	2,067
Third floor	492	5,300
TOTAL	857	9,224

Rates

The valuation office website shows a rateable value of:

First floor west: £26,000 pa

Second floor west: £18,000 pa

Third floor: £44,000 pa

The current UBR (Uniform Business Rate) is 49.1 pence in the pound for the 2019-2020 period. For the exact amount payable, please call Stockton Council on 01642 397108.

Terms

The accommodation is available to let by way of a new lease on full repairing and insuring lease for a term of years to be agreed at a commencing rent of £9.50 per sq. ft.

Rental detail on application.

VAT

All offers where made silent of VAT, will be deemed exclusive thereof.

Legal Costs

Each party to bear their own legal costs in connection with this transaction.

Energy Performance Certificate

This property has a rating assessment of C(60). A full copy of the EPC is available upon request



Further Information

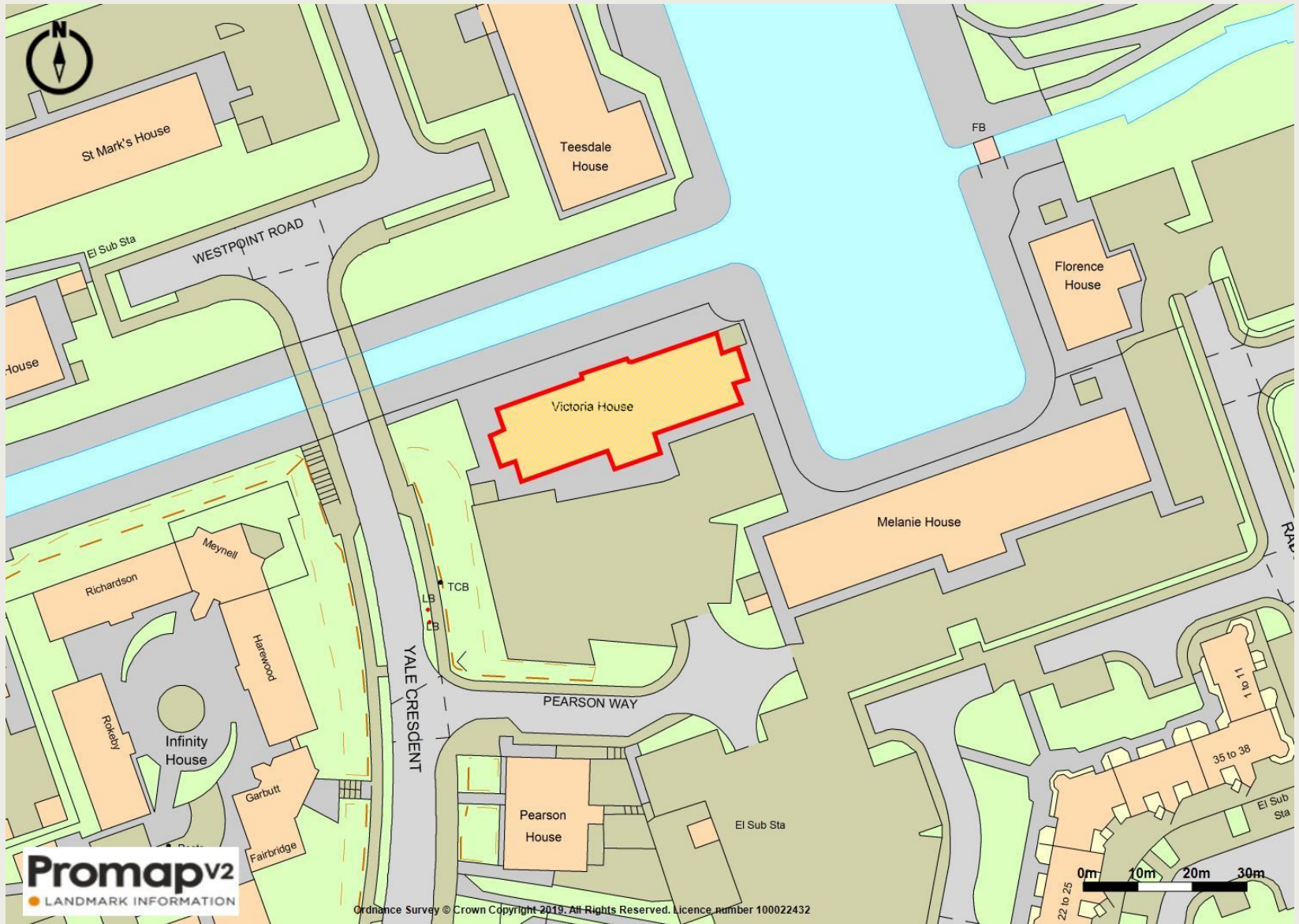
Strictly through the Sole Agents Dodds Brown.



Richard Wilson
01642 244130
07894 256 309
r.wilson@doddsbrown.co.uk



Victoria House, Pearson Court, Stockton on Tees, TS17 6PT



Victoria House, Pearson Court, Stockton on Tees, TS17 6PT

Misrepresentation Act 1967 Dodds Brown for itself and for the vendors or lessors of this property whose agents it is give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. (ii) all descriptions, dimensions, references to condition necessary permissions to use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Dodds Brown has any authority to make or give any representation or warranty in relation to this property



Dodds Brown
Chartered Surveyors and Property Consultants