

TO LET

SECOND FLOOR, WALKER HOUSE

THE CASTLEGATE CENTRE, STOCKTON ON TEES, TS18 1SE



LOCATION / DESCRIPTION

The Castlegate Shopping Centre is Stockton's premier retail location situated at the southern end of the High Street which provides direct pedestrian links to the region's premier business park, Teesdale Park via a foot bridge.

Walker House provides a series of office suites that can be accessed either from the shopping mall or from the rooftop car park.

The offices are finished to a reasonable specification with central heating, carpets, lighting, shared WC lift access and kitchen facilities and are adjacent to the centre manager's office.

ACCOMMODATION

A range of office suites are available which we calculate provide the following approximate areas:-

Suite J	24 m ²	257 sq ft
Suite K	102 m ²	1,106 sq ft
Suite L	89 m ²	953 sq ft
Suite M	61 m ²	659 sq ft
Suite Q	78 m ²	837 sq ft

LEASE DETAILS

The premises are available To Let by way of an effective new full repairing and insuring lease for a term of years to be agreed. Alternatively the premises are available by way of a short term flexible licence arrangement. Further information is available upon request.

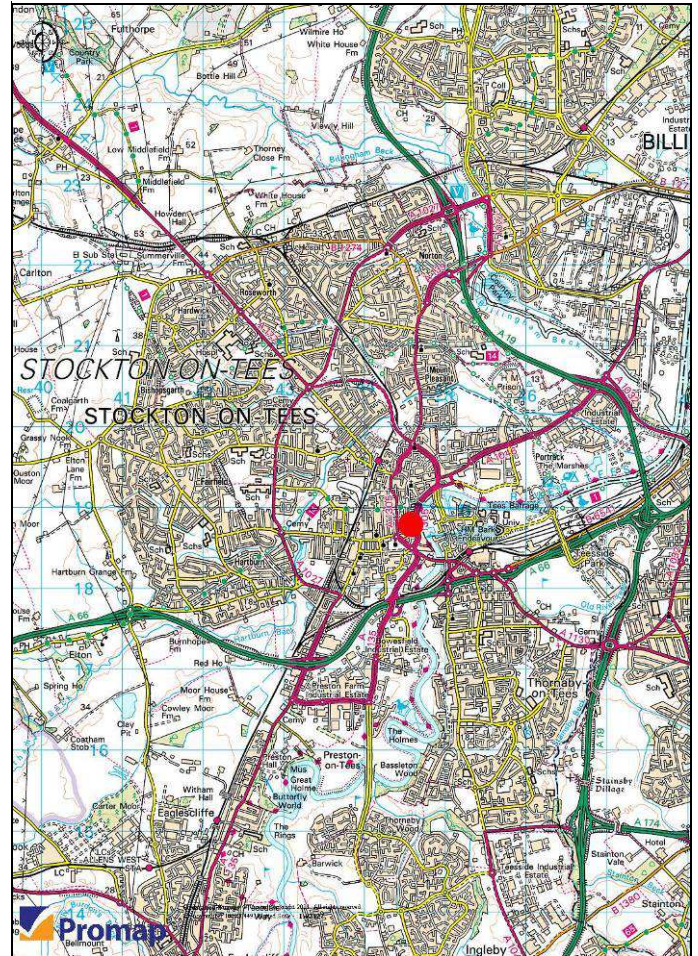
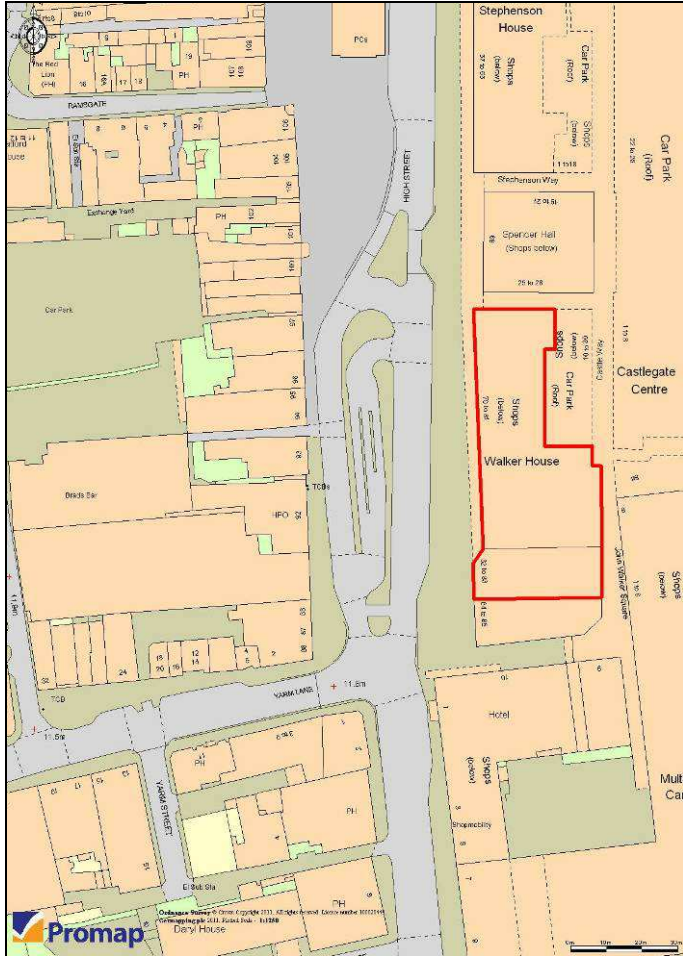
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BRISTOL LEEDS LONDON NEWCASTLE MANCHESTER TEESSIDE

Chartered surveyors and property consultants

Note: For conditions under which particulars are issued see over



RATING ASSESSMENT

From our enquiries with the Local Rating Authority we have been unable to establish the precise rates payable for each of the individual suites and would recommend that interested parties speak with the local Valuation Office.

SERVICE CHARGE

A service charge will be recovered by the landlord for the general management of the common areas and services provided.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the preparation, settling and completion of the transaction together with any Value Added Tax and Stamp Duty as appropriate.

Misrepresentation Act 1967:
 Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agent it is gives notice that:- 1 These particulars do not constitute any part of an offer or contract. 2 None of the statements contained in these particulars as to the property(s) are to be relied on as statements or representations of fact. 3 Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4 The vendor(s) or lessor(s) do not make or give and neither Sanderson Weatherall LLP nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to the property. 5 None of the buildings services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in safe working order.

Finance Act 1989:
 Unless otherwise stated all prices and rents are quoted exclusive of VAT

Property Misdescriptions Act 1991
 Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

Sanderson Weatherall LLP
 Registered in England company number OC 344 770
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ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is Band 'E' (123).

A full copy of the EPC is available for inspection if required.

VIEWING

Strictly through the sole agents Sanderson Weatherall:

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sandersonweatherall.co.uk

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