

# To Let-Under Offer



## Stockton-on-Tees

Unit 6, Wellington Square Shopping Centre

2,325 sq ft (216 sq m)

Rent on Application

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**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, and Superdrug and Barclays.

**Demise:**

Ground Floor 2,325 sq ft (216 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 £12,270.

**EPC:**

Energy Performance Rating Assessment - D.

**Legal and professional fees:**

Each party to bear their own costs.

**Rating Assessment:**

Rateable Value (April 2023) - £30,500.

**Date Prepared:**

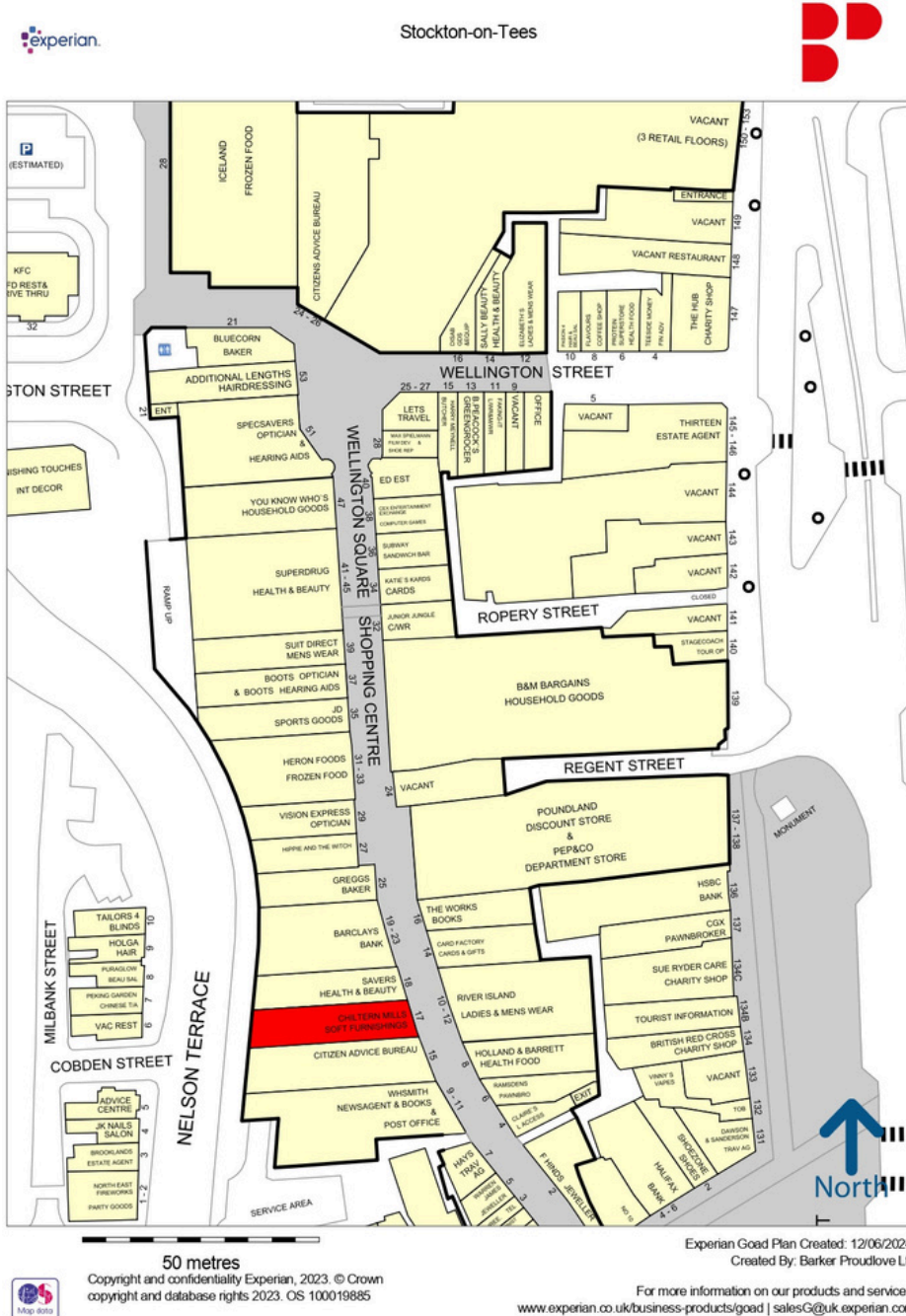
July 2024.

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