



FOR SALE

Town Centre Office Building

16 Church Road, Stockton-on-Tees TS18 1TX

- Established Commercial Location
- Prominent Position
- Excellent Road Links
- Extensive Car Parking for approx. 55 Vehicles
- Excellent Public Transport Links
- 1.1 Acre Site (approx)
- Approx. 2,595 m² (27,933 sq ft)
- **Offers in the Region of £350,000**

Contact: Tim Carter

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Connect Property North East

LOCATION

The premises are prominently located with frontage to Church Road within Stockton Town Centre and rear access to the car park via King Street. The building is a short distance from Stockton High Street and benefits from excellent public transport links and road links to the A66(T) and A19(T).

DESCRIPTION

The premises comprise a multi-level building with 3 storey brick built double fronted buildings to the front under a multi-pitched roof. Linked to the rear is a more modern 2 storey office extension. Internally to premises provides a mixture of open plan and more cellular office space with carpets, suspended ceilings, kitchen facilities, partial LED lighting, ground floor reception and WC facilities. To the rear of the site is a mixture of open car parking areas with ancillary outbuilding style garage and workshop accommodation.

The front right section of the demise is Grade II listed with further details available at [16, CHURCH ROAD, Non Civil Parish - 1329446 | Historic England](#)

ACCOMMODATION

We are advised that the suite has the following approximates Net Internal Area:

Floor	Size
Ground Floor Office	1,362 m ² (14,661 sq ft)
First Floor Office	788 m ² (8,482 sq ft)
Second Floor Office	185 m ² (1,991 sq ft)
Basement	19 m ² (205 sq ft)
Office NIA	2,354 m² (25,339 sq ft)
Garage/Workshop GIA	241 m² (2,595 sq ft)
TOTAL	2,595 m² (27,933 sq ft)
Total Site Area	0.445 Ha (1.1 Acres)

TERMS

Available For Sale Freehold with offers invited in the region of £350,000.

The vendor will not accept any residential use, and restrictions on use will be included in the Title transfer. Further information is available upon application.

RATING ASSESSMENT

We are advised the suites are assessed for rating purposes at £100,000. We recommend that interested parties contact the local rating authority directly to determine the precise rates payable.

ENERGY PERFORMANCE CERTIFICATE

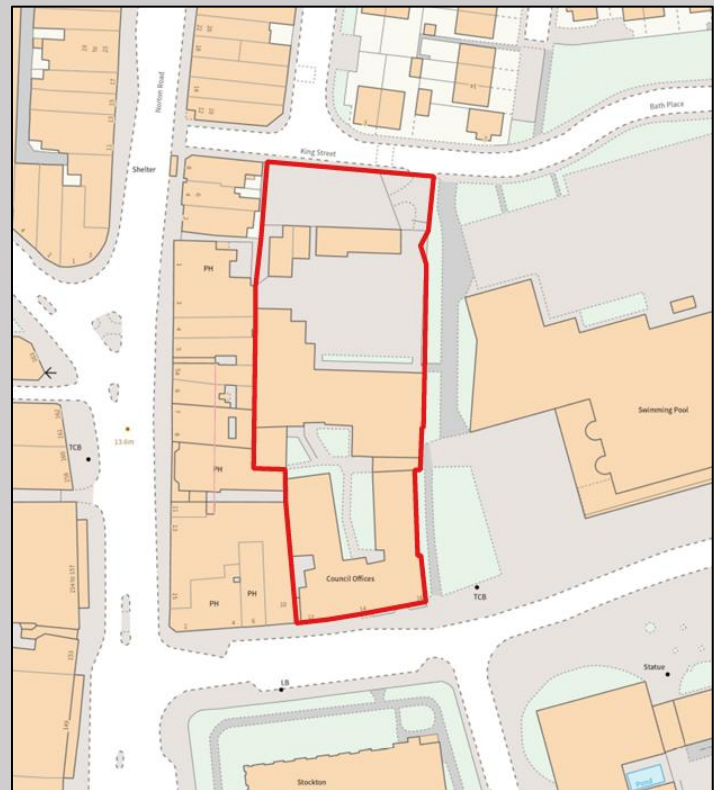
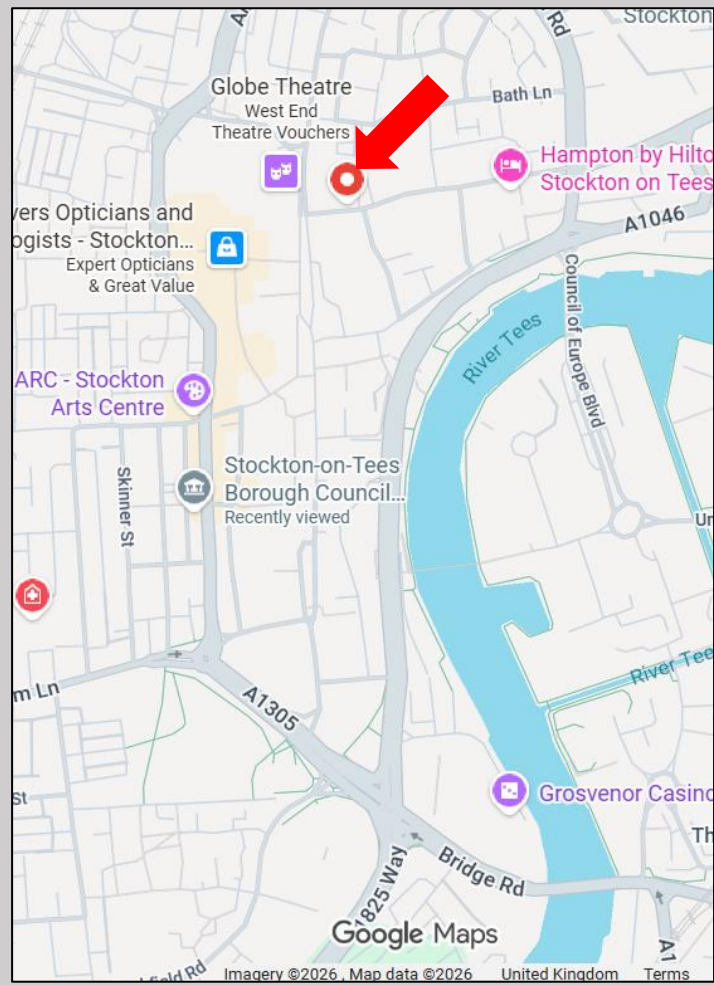
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VIEWING

Strictly through the agents Connect Property North East:

Tim Carter ddl: 01642 704930

Email: tim@cpne.co.uk



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