

## TO LET

Christine House, Sorbonne Close,  
Stockton, TS17 6DA



### Office Accommodation 396.96m<sup>2</sup> (4,203 sqft)

- Popular Business Park location
- Car parking
- Modern office accommodation

For further information please contact:

Jessica Ross  
E: [jessica@naylorsgavinblack.co.uk](mailto:jessica@naylorsgavinblack.co.uk)  
DD: +44 (0)191 211 1544

Chris Pearson  
E: [chrisp@naylorsgavinblack.co.uk](mailto:chrisp@naylorsgavinblack.co.uk)  
DD: +44 (0)191 211 1555

OR JOINT AGENT  
Tim Carter  
E: [tim@cpne.co.uk](mailto:tim@cpne.co.uk)  
Tel: 01642 704 930

Hadrian House  
Higham Place  
Newcastle upon Tyne  
NE1 8AF

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### Location

Christine House is located in a prominent position overlooking the River Tees in close proximity to Victoria Bridge to the south of Stockton Town Centre.

Other nearby occupiers include TFM Radio, Quickly Finance, Barclays Bank and a variety of solicitors, accountants and government service sectors.

The Teesdale site is accessible to the A66/A19 road network throughout the region. Travelling distance to Durham Tees Valley is approximately 9 miles to the south with Newcastle City Centre approximately 40 miles to the north.

### Description

Christine House comprises a four storey modern office building, with the benefit of the following specification:

- Modern entrance foyer
- Excellent car parking ratio
- Passenger lift
- W/C facilities on each floor
- Gas central heating
- Carpeted throughout

### Accommodation

The property comprises the following net internal areas:

Unit	M <sup>2</sup>	Ft <sup>2</sup>
Third Floor	396.96	4,293

### Tenure/Rent

The property is available by way of a new effectively full repairing and insuring lease (by way of service charge) for a term of years to be agreed at a rent of £9.00psf

### Service Charge

A service charge is payable in respect of the upkeep and maintenance of the common areas.

### Rateable Value

Rateable Value (2017 List):

Third Floor - £36,895

Qualifying Businesses will be entitled to 100% rates relief. Interested parties are advised to make their own enquiries with the local authority.

### EPC

The property has an EPC rating of C58.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction

### Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

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### Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, 12 Great George Street, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

### VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.



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