TO LET

First floor office suites

Suite 12
3,150sq.ft
(292.6 sq.m)

Suite 14
2,092sq.ft
(194.4 sq.m)

Immediate viewing via
Centre Manager Mark 07496 034418







St Peters House, Pavilion Shopping Centre, Thornaby, Stockton on Tees, TS17 9FF

- Busy shopping centre location with 800 car parking spaces
- Close to Asda Supermarket
- Other occupiers include Wilko, Boots, Indigo Sun and Iceland

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St Peters House, Pavilion Shopping Centre, Thornaby, Stockton on Tees, TS17 9FF



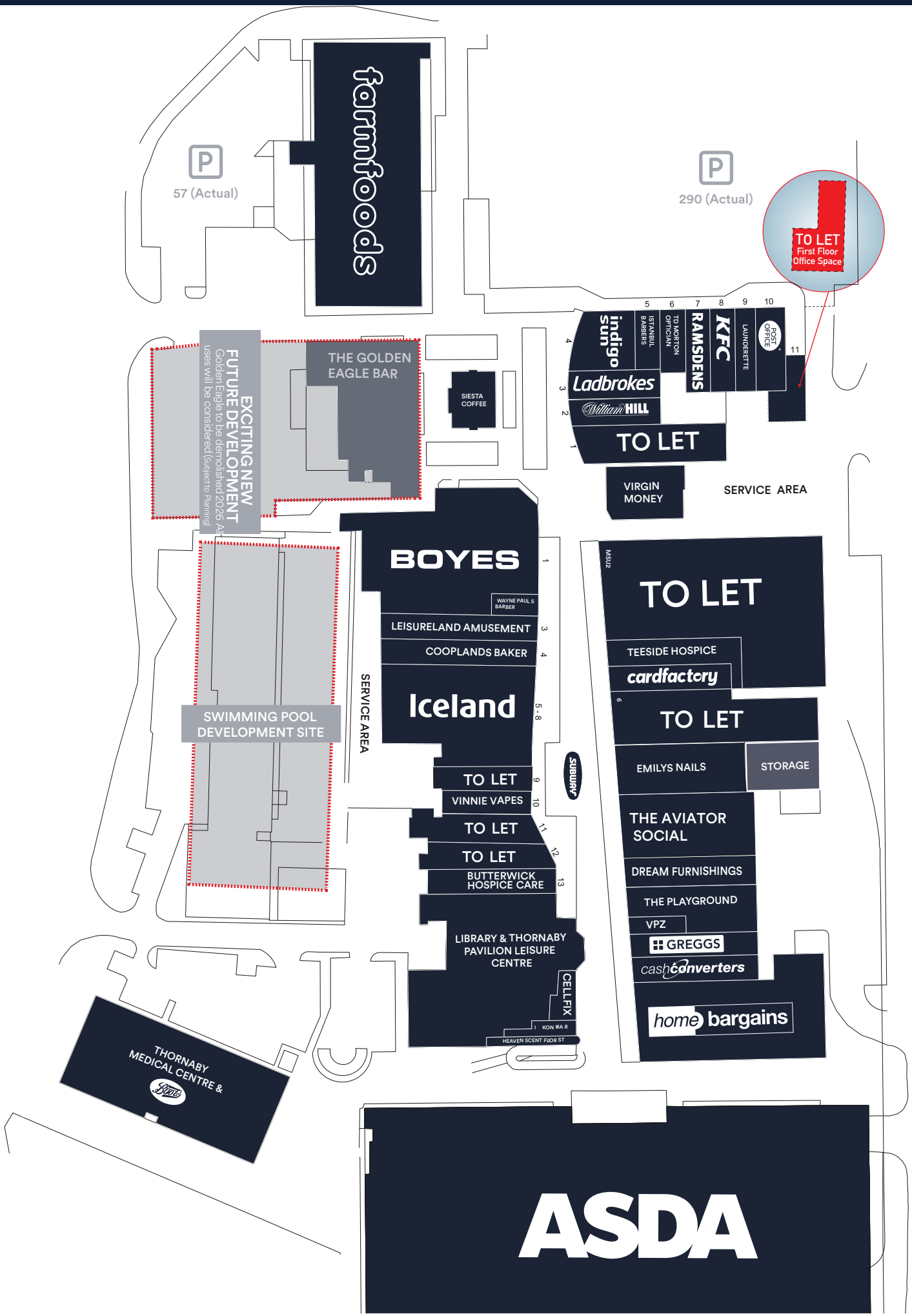








St Peters House, Pavilion Shopping Centre, Thornaby, Stockton on Tees, TS17 9FF



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Areas (approx. NIA)	Sq.ft	Sq.m
Suite 12	3,150	292.6
Suite 14	2,092	194.4
TOTAL	**5,242**	**487.0**

Description

The vacant first floor offices comprise two separate suites both accessed from an entrance to the rear of the Post Office unit and adjacent to the main car park entrance off Allensway. The entrance is shared with the centre management suite and has lift and stairs leading to both offices.

Both suites present well and provide open plan accommodation with raised floors, carpets, suspended ceiling with LED lighting. Both suites have their own self-contained toilets and kitchen facilities.

Suite 12 has windows to east and north elevations overlooking the main car park and suite 14 has windows to east and south elevations.

Car Parking

5 spaces for suite 12 and 10 for suite 14. Will be considered on a non-exclusive first come, first served basis.

Rent

Suite 12: £23,625 pa +VAT, service charge and rates.

Suite 14: £15,690 pa +VAT, service charge and rates.

Business Rates

Suite 12: Rateable Value: £23,500 pa.

Suite 14: Rateable Value: £13,500 pa.

Interested parties should satisfy themselves as to the rateable value, the availability of any relief and the actual rates payable by making their own enquiries to the business rates department of the Local Authority.



Service Charge & Insurance

All suites in the scheme contribute to a service charge. The landlord insures the structure and recovers the cost of the premium from the tenant.

Energy Performance

Further information available on request.

Planning

An incoming tenant must satisfy themselves that their proposed use is acceptable to the Local Planning Authority.

Legal Costs

Each party is to be responsible for their own legal and professional costs incurred in any transaction.

Location - TS17 9FF

The Pavilion Shopping Centre is located in the heart of Thornaby, approximately 5 miles south west of Middlesbrough. The scheme boasts an attractive array of tenants including Asda, Boots, Iceland, Home Bargains, Card Factory, KFC, Boyes, Subway and Greggs alongside free parking.





Viewing Strictly via prior appointment with the appointed agent:

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