

Lot 43

Vacant

George Stephenson House, Thornaby, Stockton on Tees, TS17 6QP

Modern Freehold Riverside Office Opportunity



Tenancy and accommodation

Lot 43

Vacant

Floor	Use	Floor Areas (Approx)		Possession
Ground	Office	1224.41 sq m	(13,179 sq ft)	Vacant Possession
First	Office	1224.41 sq m	(13,179 sq ft)	
Second	Office	1224.41 sq m	(13,179 sq ft)	
Ground	Garage	47.14 sq m	(507 sq ft)	
Total Approximate Floor Area		3720.37 sq m	(40,044 sq ft) (1)	

(1) The above floor areas are those published by the Valuation Office Agency at <https://www.tax.service.gov.uk/business-rates-find/valuations/16921172000>



Key Details

- **Substantial Modern Office Building**
- **Approximately 3,685 sq m (39,375 sq ft)**
- **Includes 167 Car Parking Spaces (1:235)**
- **Approximate Site Area of 0.865 Hectares (2.137 Acres)**
- **Site Coverage of 17%**
- **Residential Conversion Potential (Subject to Consents)**
- **Close to Durham University Campus.**

Location

Miles: 13 miles north-west of Darlington
24 miles south-east of Durham
35 miles south of Newcastle upon Tyne
Roads: A66, A19 and A1(M)
Rail: Thornaby Railway Station and Stockton Railway Station
Air: Teeside International Airport, Newcastle Airport

Situation

Stockton on Tees is a major commercial centre situated under 5 miles west of Middleborough approximately equidistance between York to the south and Newcastle to the north. The property is situated on the busy Teesside Business Park which is located approximately half a mile south of the Stockton town centre. The property occupies a prominent riverside position at the end of St Marks Court. The property benefits from being some 500 metres west of Durham University Campus.

Description

The property is a substantial modern office building comprises office accommodation on the ground, first and second floors benefitting from 2 x eight person passenger lifts and a large car park with some 167 car spaces. The property benefits from an approximate site area of 2.137 acres (0.865 hectares) and a site coverage of 17%. The property may be suitable for hotel or residential conversion (subject to consents).

Tenure

Freehold.

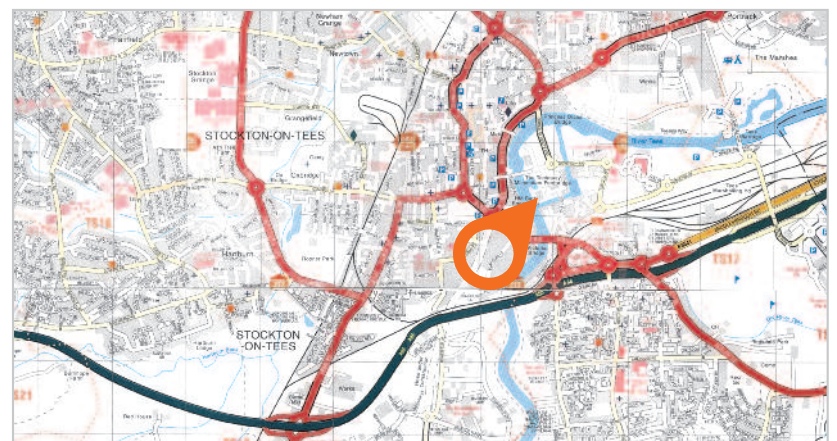
VAT

VAT is applicable to this lot.

6 Week Completion

Energy Performance Certificate

See Legal Pack



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 100020449. For identification purposes only.

Acuitus
John Mehtab
+44 (0)20 7034 4855
+44 (0)7899 060 955
john.mehtab@acuitus.co.uk

Acuitus
Alexander Auterac
+44 (0)20 7034 4859
+44 (0)77 1313 5034
alexander.auterac@acuitus.co.uk

Seller's Solicitors: IPGL
Ash Khan
+44 (0)7557 761 737
ash.khan@ipgl.london